O-21-43

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A R2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 503 MORRIS ROAD IN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Faulkner Lake Orchard Wedding & Event Center, 503 Morris Road, North Little Rock, Arkansas 72117, seeking a special use to allow an event center in a R2 zone for property located at 503 Morris Road, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 11, 2021; and

WHEREAS, the location of the request is within the planning jurisdiction of the City of North Little Rock.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a Special Use is approved for an event center in a R2 zone for the subject real property located at 503 Morris Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PT NW SECTION 4-1N-10 MPDA BEG NW COR TH S89*49'E667.6' TO MORRIS ROAD R/W TH S0*37'E650' AL ROAD R/W W270' S0*37'E390.42' E270' TO MORRIS ROAD R/W S0*37'E535.5' W685.3' TH N1623.1' TO THE POB (See maps attached collectively hereto as Exhibit A.)

SECTION 2: That this Special Use shall be subject to the following:

1. Hours of operation: 8 am – 11 pm, 7 days a week.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the special use as described herein is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock,

Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

Terry C. Hartwick

Mayor Terry C. Hartwick
For Consideration Only

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

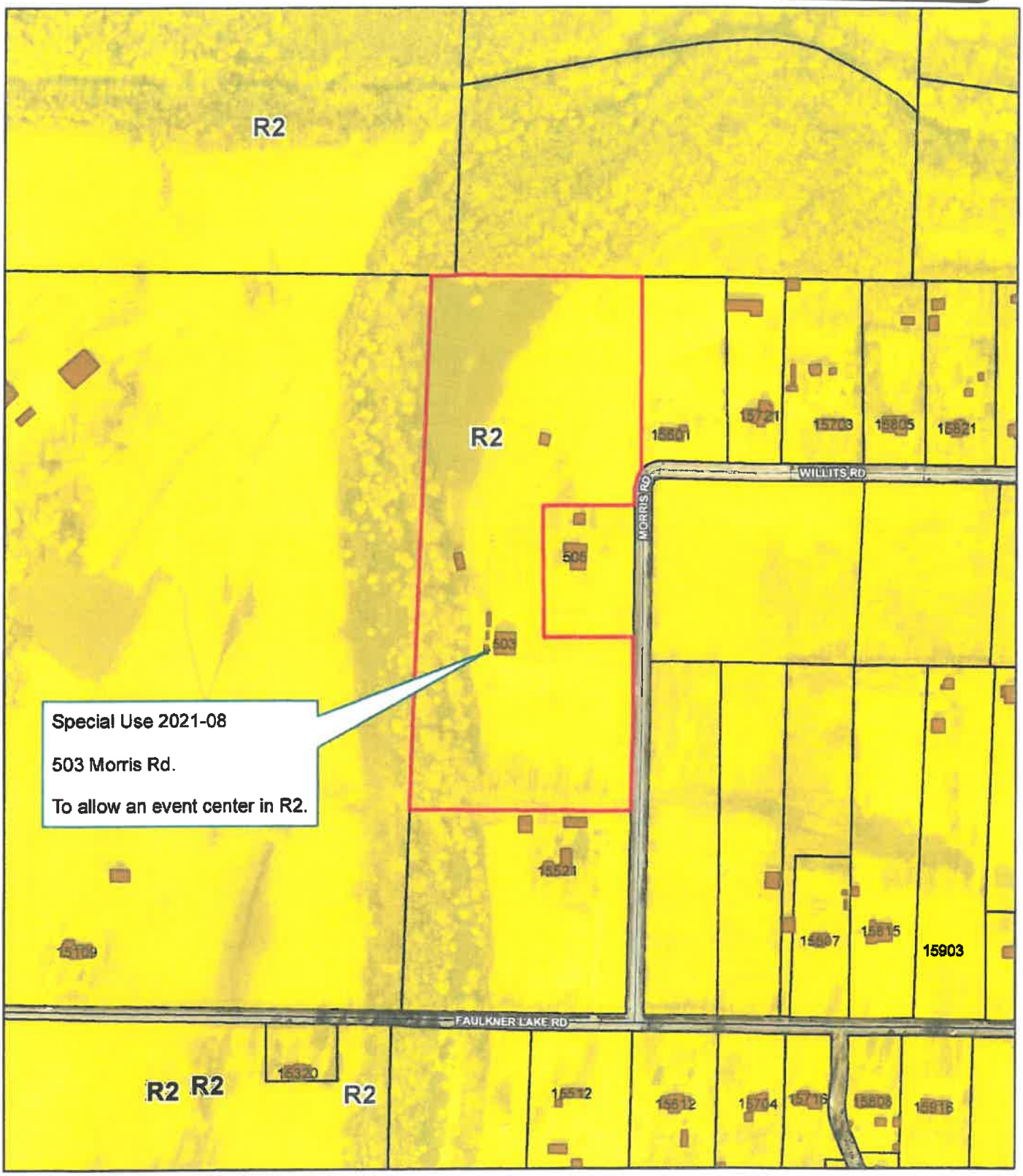
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:10 A.M. _____ P.M.
By A. Fields
DATE 5-18-21
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Ussery

EXHIBIT A

Special Use #2021-08



Zoning Map

1 inch = 400 feet

0 200 400 800 Feet

Date: 3/30/2021

Not an actual survey

Special Use #2021-08

Ortho Map

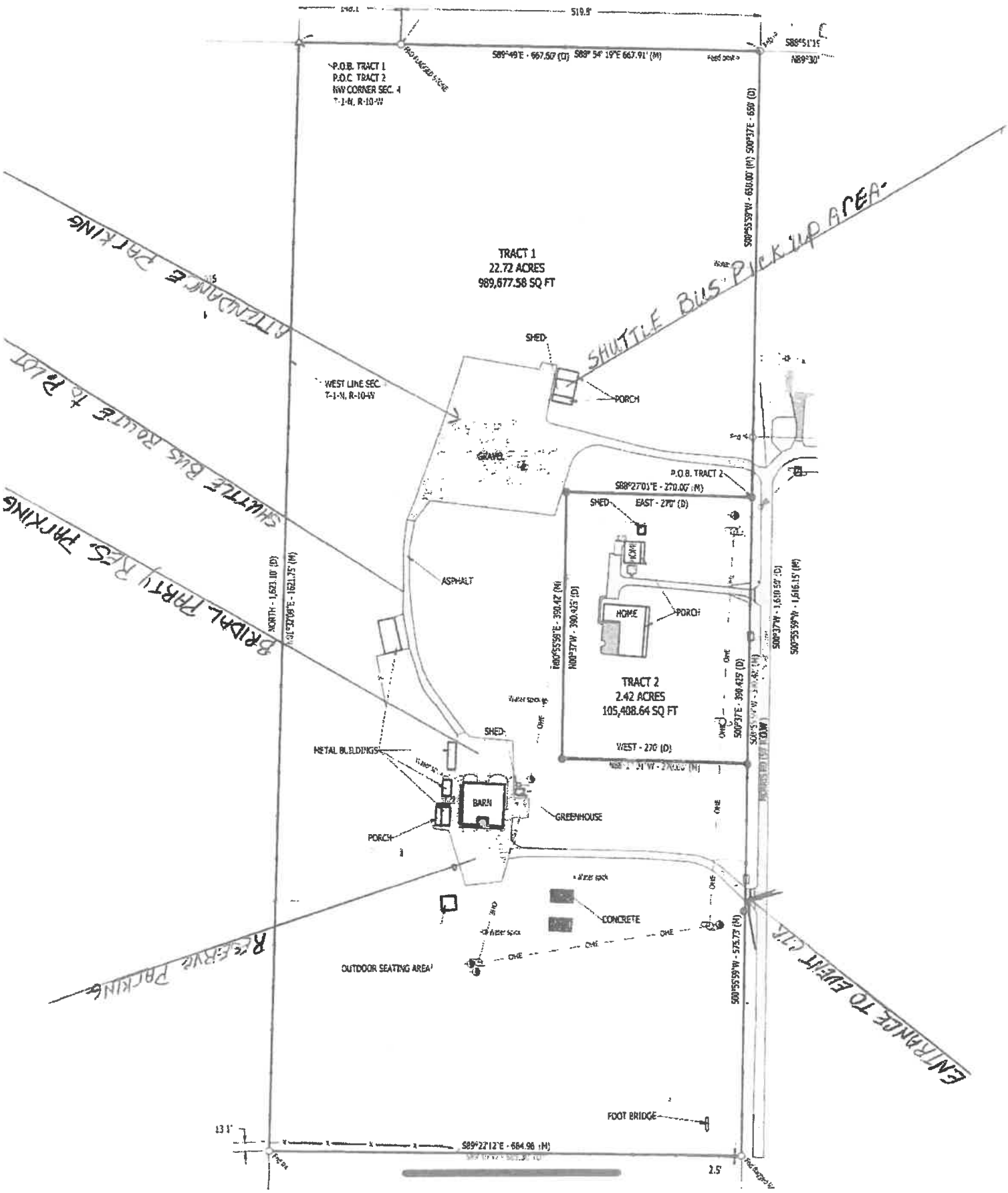
1 inch = 200 feet

0 100 200 400 Feet

N W E S

Date: 3/30/2021

Not an actual survey

1:15

Done **KAREN MARTIN SURVEY.pdf**