O-21- 84

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW SIX RECREATIONAL VEHICLES IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2001 HIGHWAY 161 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Keisha Properties LLC, 102 East Vine Street, Sheridan, Arkansas 72150, seeking a special use to allow six (6) recreational vehicles in an R4 zone for property located at 2001 Highway 161, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 10, 2021; and

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 six (6) recreational vehicles in an R4 zone for the subject real property located at 2001 Highway 161 in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

The N 1/2 N 1/2 S 1/2 SE 1/4 Section 29 Township 2 North, Range 11 West except the west 1069.1 feet thereof and except the east 30 feet thereof in the City of North Little Rock, Pulaski County, AR (See maps attached hereto as Exhibit A.)

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

1. Applicant must meet all applicable Federal, State, County, and City requirements.
2. Recreational vehicles must be underpinned.
3. Recreational vehicles must be tied down, and the tie downs must be inspected by the building official.
4. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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

Maurice Taylor

Council Member Maurice Taylor By AF

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

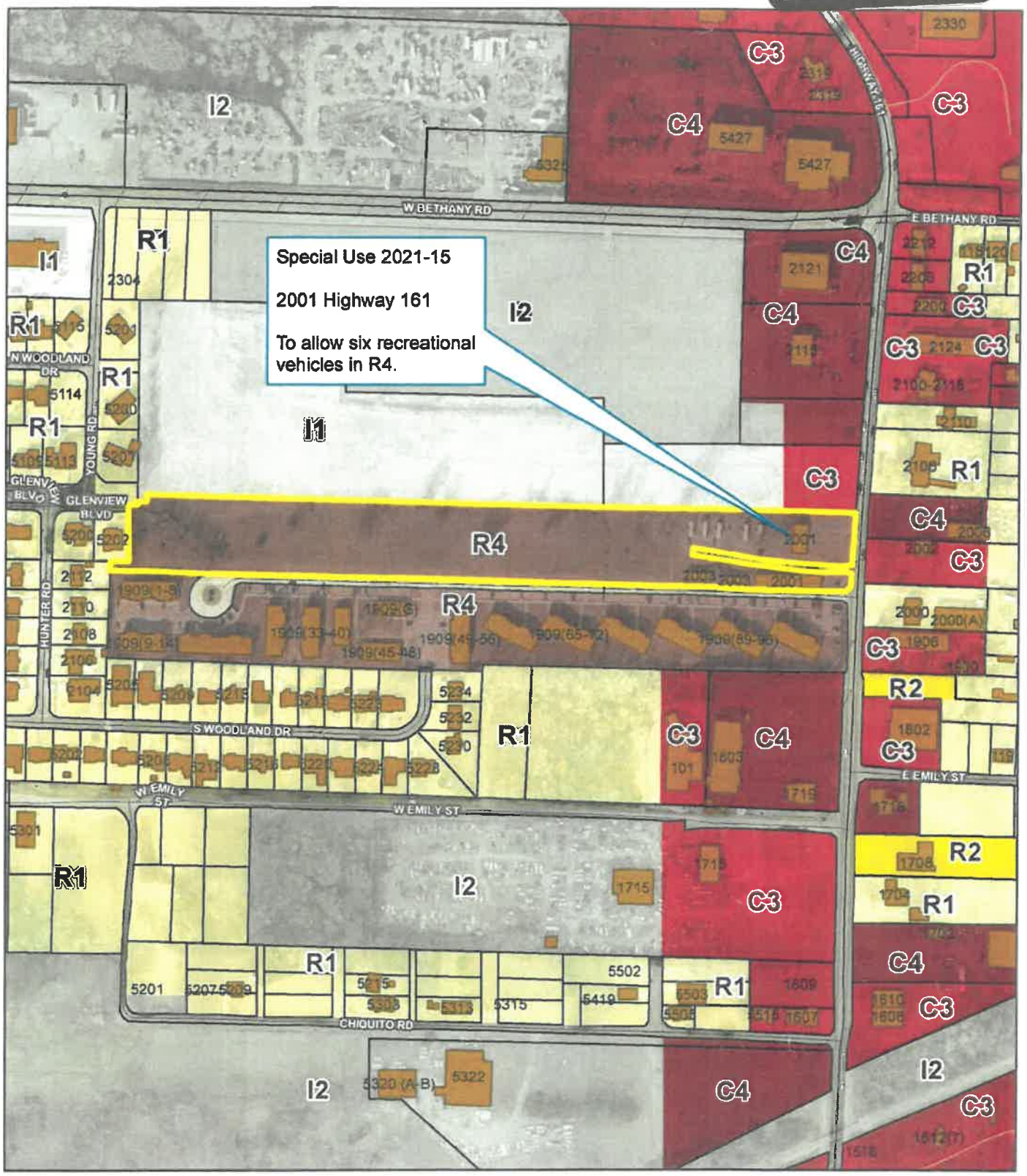
FILED 11:00 A.M. _____ P.M.
By A. Fields
DATE 9-7-21
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Lissery

EXHIBIT

tabbies

A

Special Use #2021-15



Zoning Map

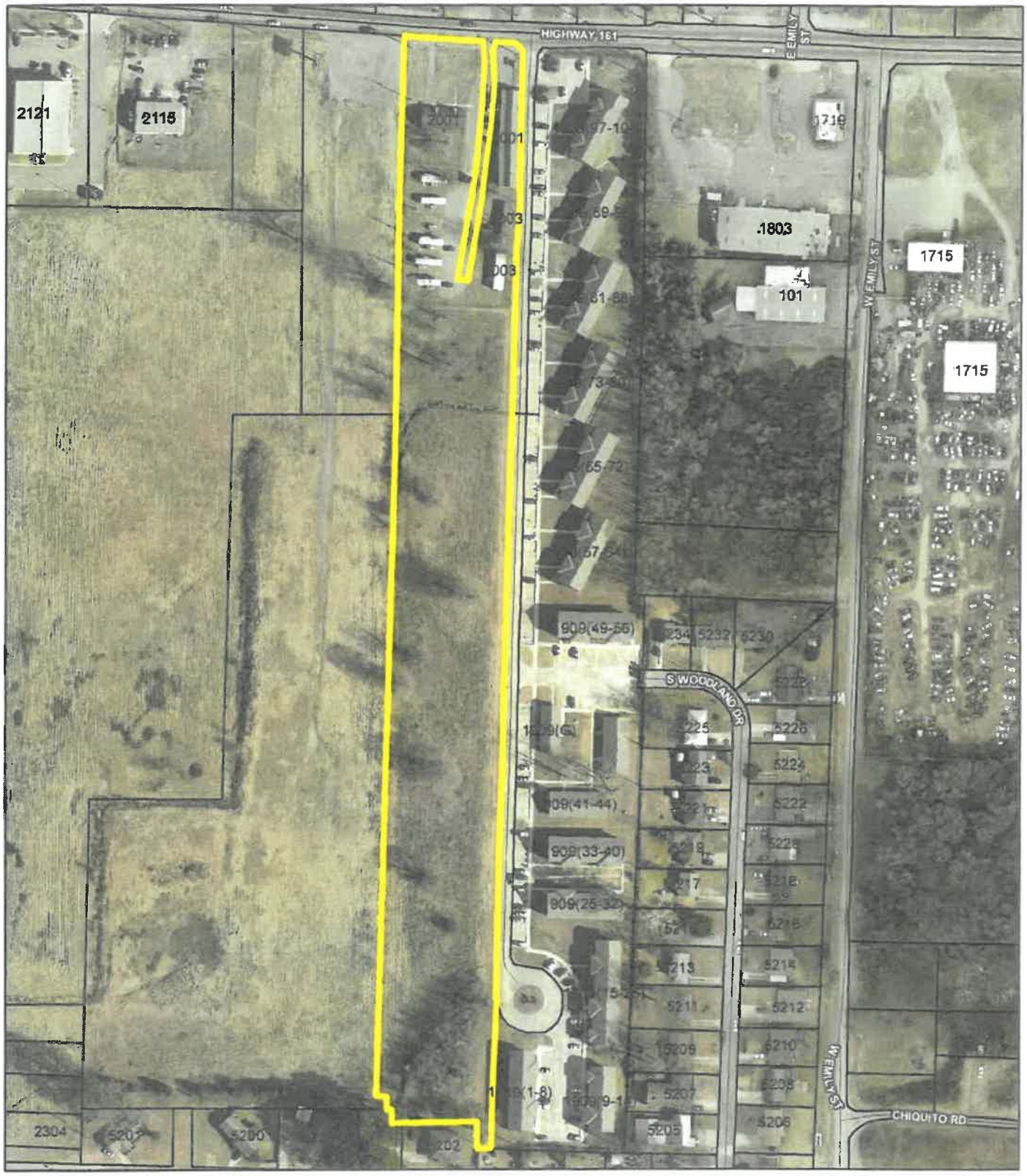
1 inch = 300 feet

0 150 300 600 Feet

Date: 7/20/2021

Not an actual survey

Special Use #2021-15



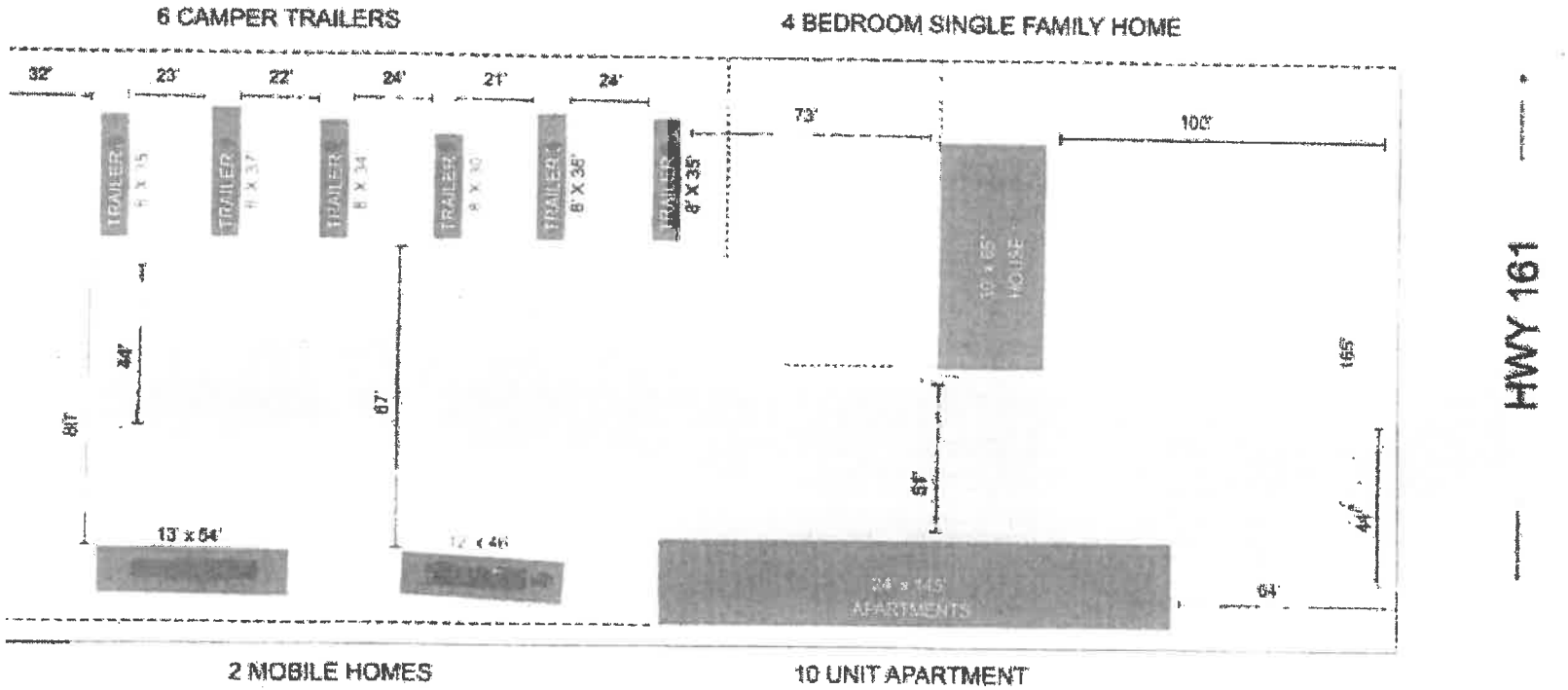
Ortho Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 7/20/2021

Not an actual survey



APPLICANT
Keisha Properties LLC
102 E Vine St. Sheridan, AR 72150
Jaimin Patel - 5014100252

LOCATION
Davis Apartments
2001 Hwy161
N. Little Rock, Ar 72117

LEGAL DESCRIPTION
THE N½ N½ S½ N½ SE1/4 SECTION 29
TOWNSHIP 2 NORTH, RANGE 11 WEST
except the west 1069.1 feet thereof and
except the east 30 feet thereof in the
City of N. Little Rock, Pulaski County, Arkansas

LEGEND
N
=10'