O-23- 18

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A SINGLE FAMILY HOUSE AS AN OFFICE FOR AUTO SALES WITHOUT INVENTORY IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2721 GRIBBLE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Joseph Lee and Morronica Smith, 5401 Maple Street, North Little Rock, Arkansas 72118, seeking a special use to allow a single family house as an office for auto sales without inventory in an R4 zone for property located at 2721 Gribble Street, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 14, 2023.

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 to allow a single family house as an office for auto sales without inventory in an R4 zone for the subject real property located at 2721 Gribble Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 14, BLOCK 2 OF THE GRIBBLES ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto as Exhibit A.)

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

1. There shall be no inventory, vehicles for sale and/or no transfer of vehicles at this address (2721 Gribble St, NLR, AR) at any time.
2. There shall be no customers coming to this address.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. By receipt of the City of North Little Rock business license, the holder shall acknowledge 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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

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 11:00 A.M. _____ P.M.

By A. Fields, City Atty

DATE 2/2/23

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY BTAylor

Special Use #2023-03

EXHIBIT A

NLR Community Planning

Ortho Map

1 inch = 30 feet

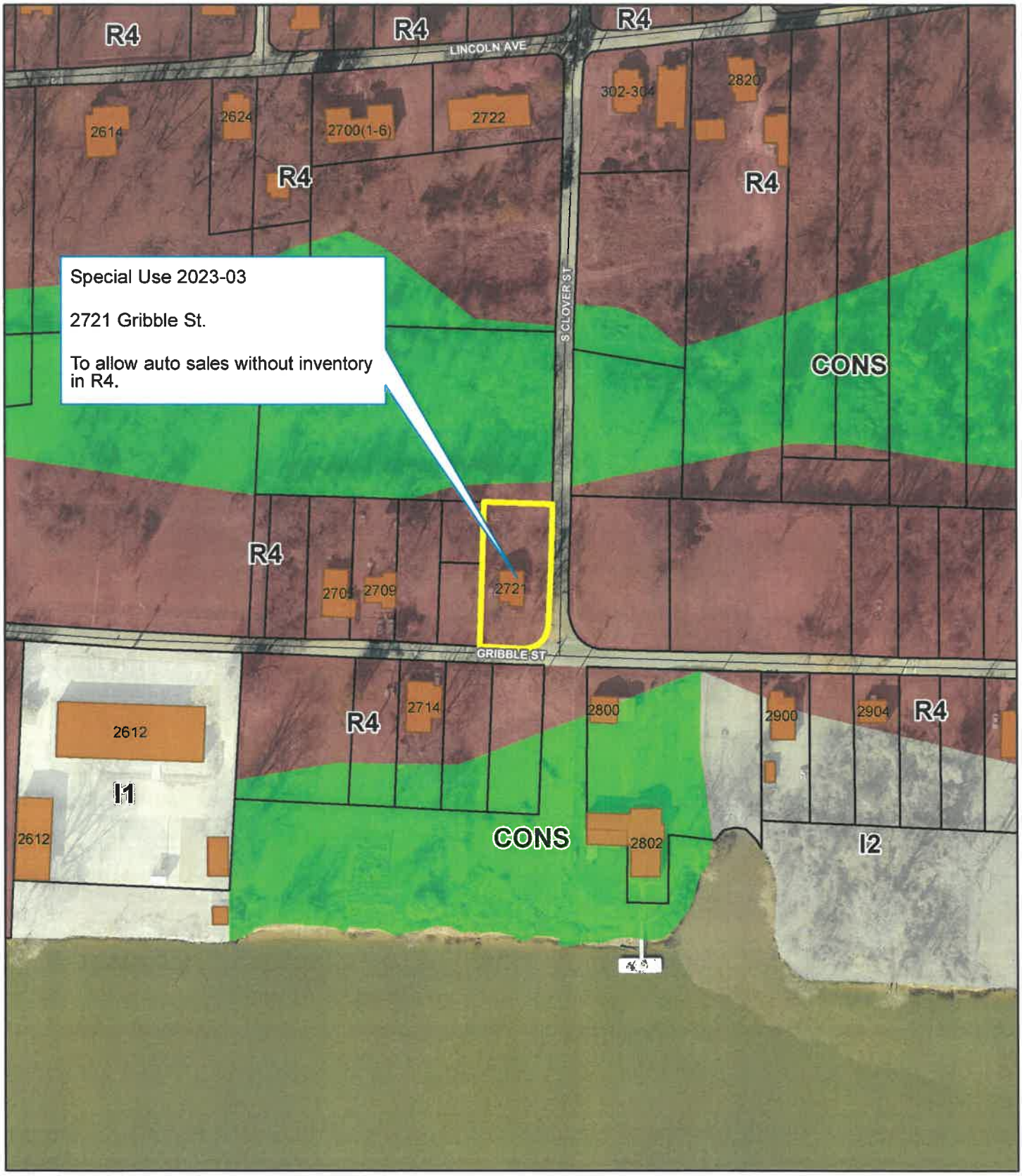
0 15 30 60 Feet

N W E S

Date: 1/13/2023

Not an actual survey

Special Use #2023-03



Zoning Map

1 inch = 150 feet

0 75 150 300 Feet

Date: 1/13/2023

Not an actual survey