

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THE OUTDOOR DISPLAY OF PORTABLE BUILDINGS IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 520 NORTH VINE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by William Bell of Freedom Floors, 520 North Vine Street, North Little Rock, Arkansas, seeking a Special Use to allow the outdoor display of portable buildings in an I2 zone located at 520 North Vine Street, 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 June 11, 2024.

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 the outdoor display of portable buildings in an I2 zone located at 520 North Vine Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 11 OF THE ROCK ISLAND R/W SUBDIVISION IN 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. The placement of the buildings must meet all building setback requirements and allow for maneuvering to the rear warehouse portion of the site.
2. The Planning Department shall perform an inspection that confirms that all requirements have been met.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
6. Business license to be issued after Planning Staff confirmation of requirements.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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

ATTEST:

Maurice Taylor
Council Member Maurice Taylor *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By city Atty Amy Fields

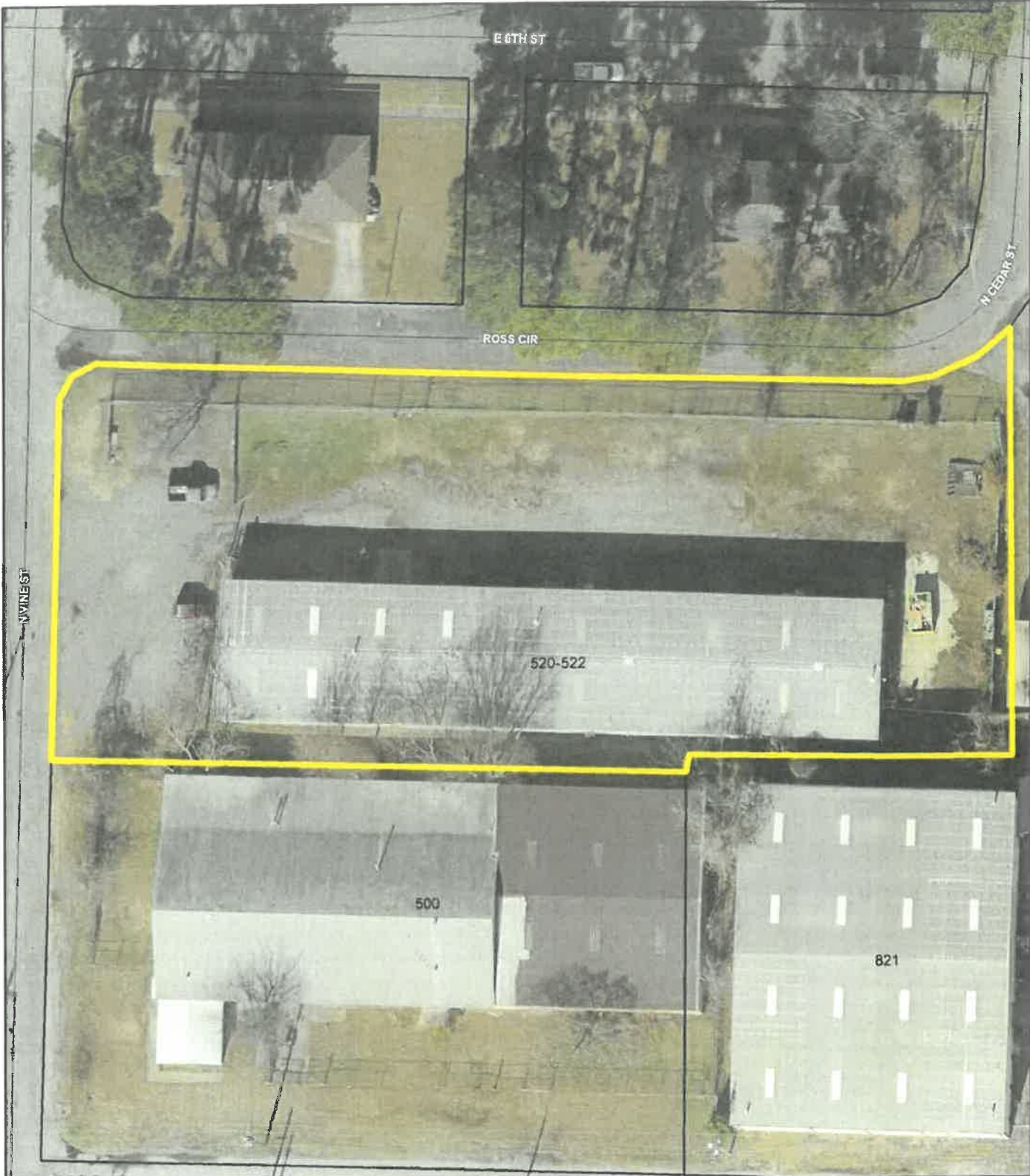
DATE 7-2-24

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

RECEIVED BY K. Thomas

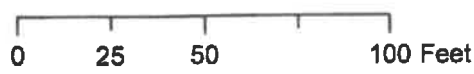
Special Use #2024-08

EXHIBIT
A



Ortho Map

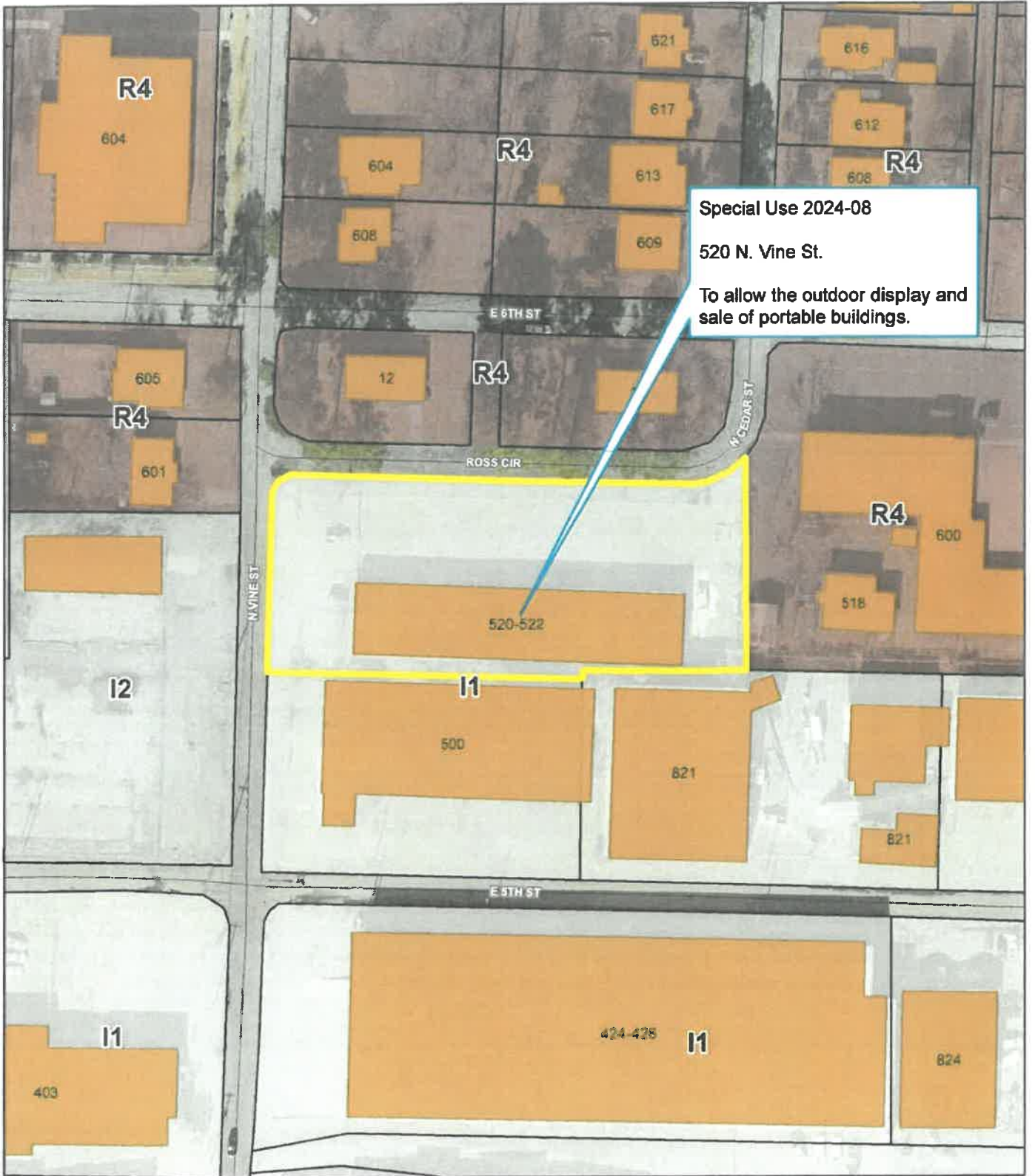
1 inch = 50 feet



Date: 5/14/2024

Not an actual survey

Special Use #2024-08



Zoning Map

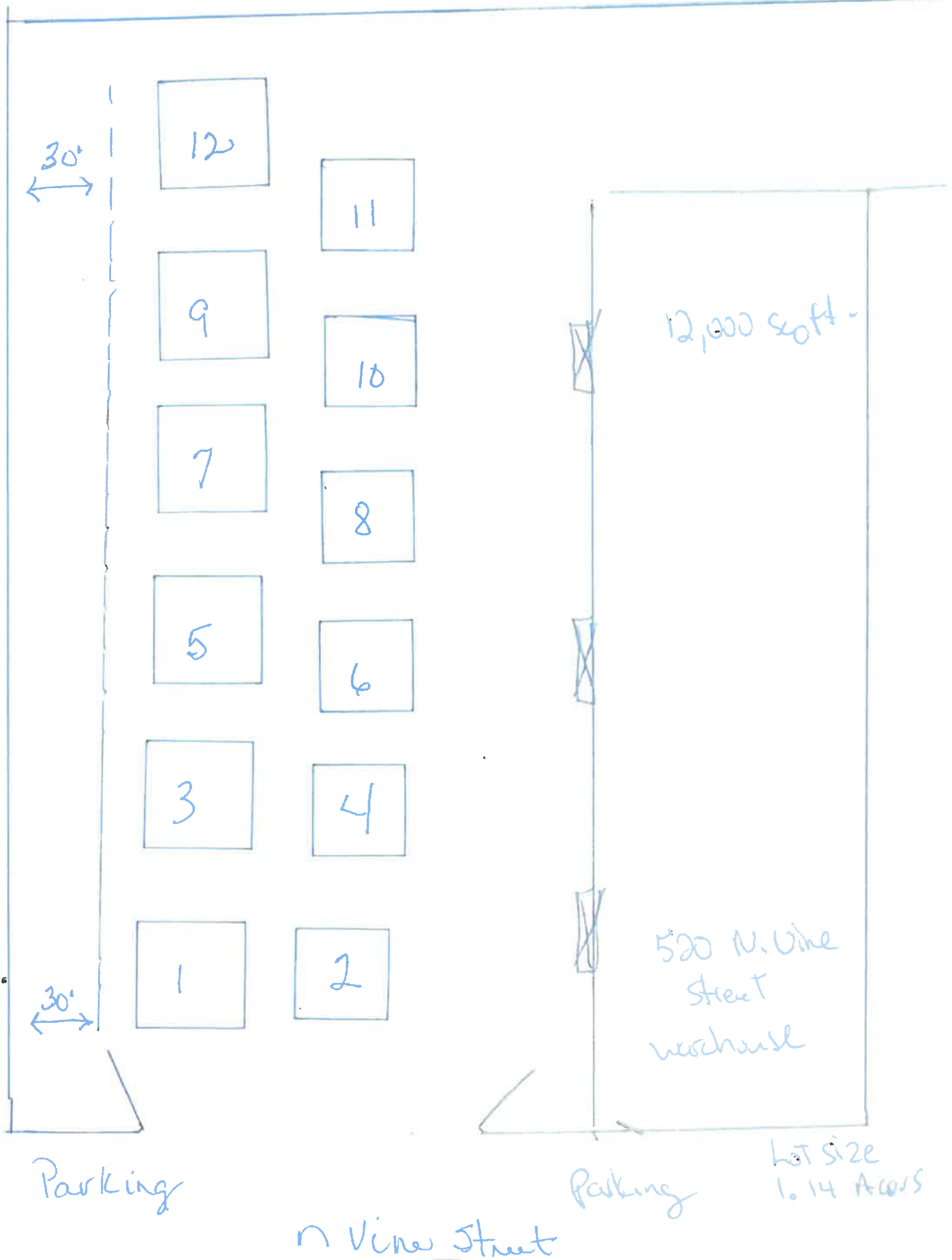
1 inch = 100 feet



Date: 5/14/2024

Not an actual survey

Ross Circle



30'

30'

Parking

N Vine Street

Parking

Lot size
1.14 Acres

12,000 sq ft.

520 N. Vine
Street
Warehouse

12

11

9

10

7

8

5

6

3

4

1

2

To: North Little Rock Planning Department Attn Donna James, AICP

From: Freedom Floors 520 N Vine St North Little Rock, AR 72114

Subject: Special Use Permit for selling Graceland Portable Building

Date: 05/07/2024

Dear Assistant Director Donna James,

I have attached a drawing and a google earth photo of our property at 520 N Vine St to show the placement of 10 portable buildings to be displayed and sold on our property.

Freedom Floors would hope that the City Planning Department would choose to grant us a special use permit so we could help the citizens acquire a desirable shed for their properties inside city limits. Thank you.

Owner Freedom Floors
William K. Bell
501-230-8704

