

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW INDOOR RETAIL IN AN I-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 10503 MAUMELLE BOULEVARD – BLDG. B., IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Amos Enderlin, 55 Tanager Trail, Conway, AR 72032, seeking a special use of said land to allow indoor retail, 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 November 8, 2016.

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

SECTION 1: That a special use is hereby granted to allow indoor retail in an I-2 zone for the subject real property located at 10503 Maumelle Boulevard, Bldg. B, in the City of North Little Rock, being more particularly described as:

Lot 5, Block 0, Enderlin Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits “A” and “B” attached hereto.)

SECTION 2: That this special use shall be subject to the conditions listed below:

- a) Applicant must meet all applicable Federal, State, County and City requirements and codes.
- b) Business license to be issued after Planning Staff confirmation that requirements have been met.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 that the special use for the above-described land to allow indoor retail is a proper use for the property, is compatible with other development 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:

SPONSOR:


Alderman Steve Baxter *doj*

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

APPROVED:

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

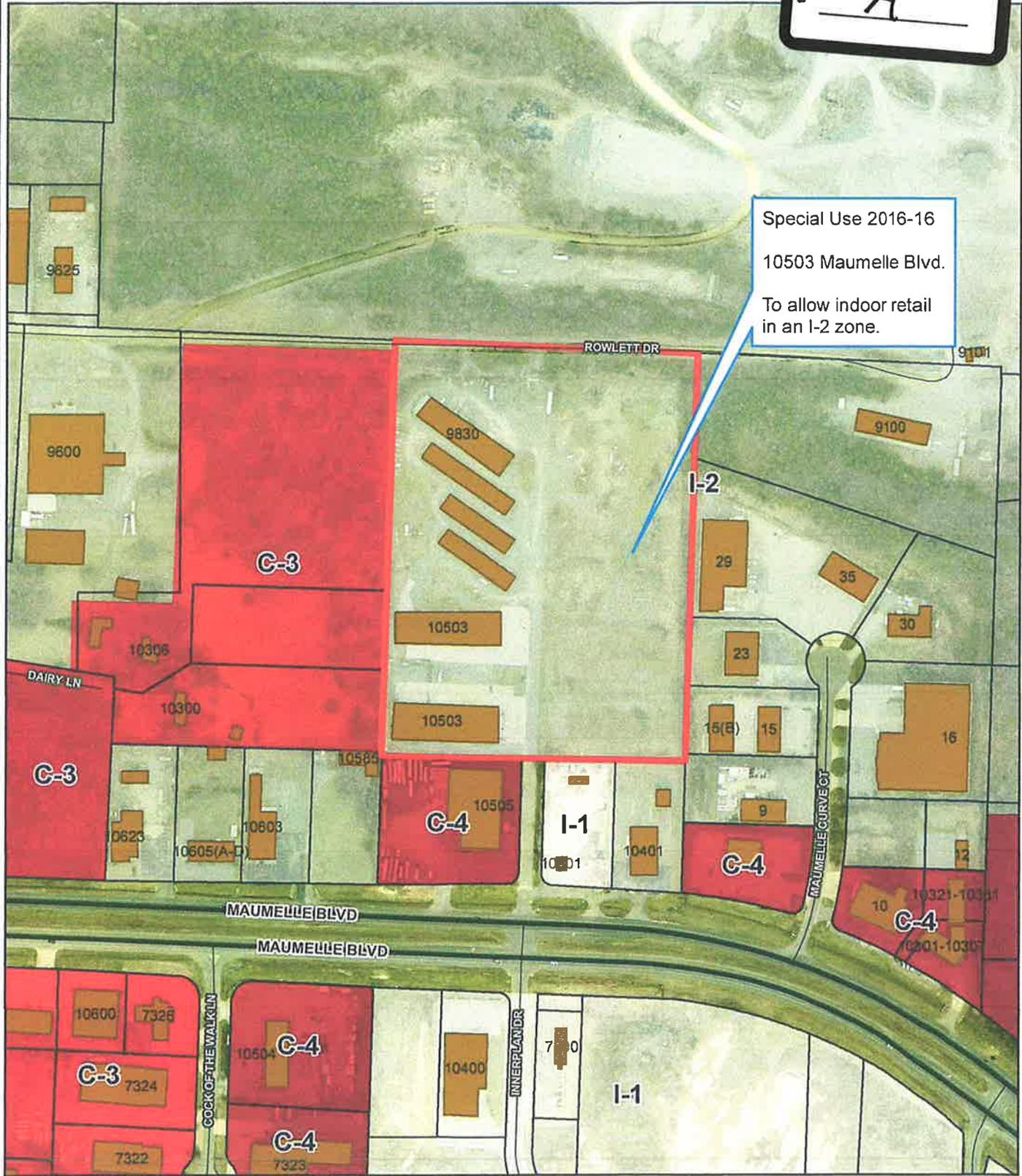
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

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|--------------------------------------------------------------------------------------|
| FILED <u>11:45</u> A.M. _____ P.M. |
| By <u>Attorney Carter</u> |
| DATE <u>11/22/16</u> |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas |
| RECEIVED BY <u>T. McGraw</u> |

Special Use #2016-16

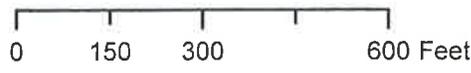
tabblier
EXHIBIT
"A"

Special Use 2016-16
10503 Maumelle Blvd.
To allow indoor retail
in an I-2 zone.



Zoning Map

1 inch = 300 feet



Date: 9/28/2016

Not an actual survey

Special Use #2016-16

tabbles'
EXHIBIT
"B"



Ortho Map

1 inch = 150 feet



Date: 9/28/2016

Not an actual survey