

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A LANDSCAPE AND GARDEN CENTER IN AN R-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3101 NORTH HILLS BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Mr. Chris Olsen of Plantopia Home and Garden Center, 1601 Rebsamen Park Road, Little Rock, AR 72202, seeking a special use of said land to allow a landscape and nursery/garden center, which application has not gone before the North Little Rock Planning Commission, and applicant has requested that the matter go directly to City Council for consideration due to time limitations in getting the garden center ready for the upcoming spring season; and

WHEREAS, proper notice has been advertised for a public hearing on the matter to be held at the City Council meeting on February 23, 2015.

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 a landscape and nursery/garden center in an R-4 zone for the subject real property located at 3101 North Hills Boulevard in the City of North Little Rock, being more particularly described as:

Lot A, Block 49, Lakewood Addition to 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.
- c) Applicant/Business license holder 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 a landscape and nursery center 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:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

Mayor Joe A. Smith

SPONSORS:

ATTEST:

Joe A. Smith  
Mayor Joe A. Smith

\_\_\_\_\_

Diane Whitbey, City Clerk

Debi Ross  
Alderman Debi Ross

Beth White  
Alderman Beth White

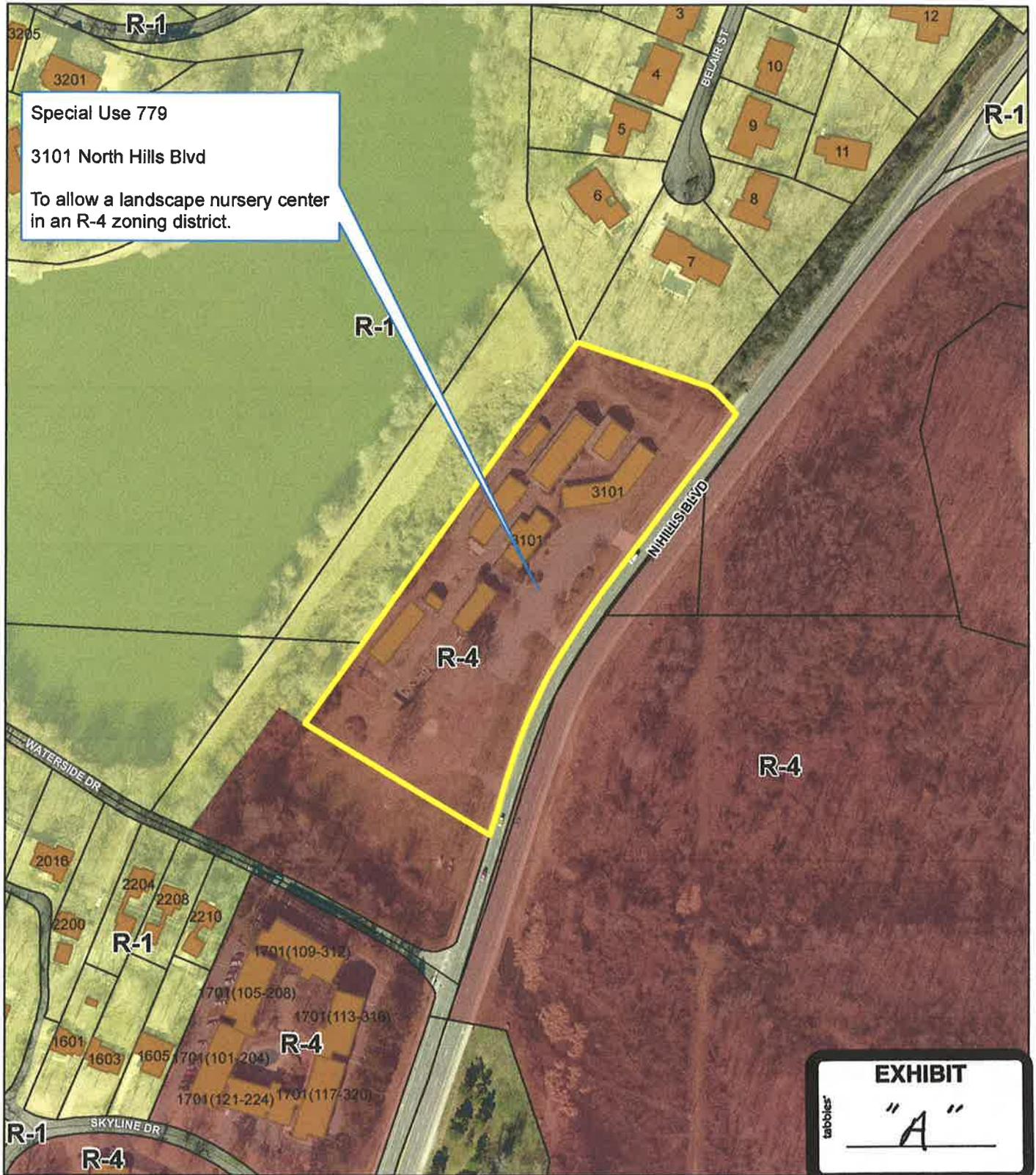
APPROVED AS TO FORM:

C. Jason Carter  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

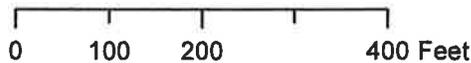
FILED <u>11:08</u> A.M. _____ P.M.
By <u>Deputy City Clerk</u>
DATE <u>2/17/15</u>
<b>Diane Whitbey, City Clerk and Collector</b> <b>North Little Rock, Arkansas</b>
RECEIVED BY <u>Diane Whitbey</u>

# Special Use #779



Zoning Map

1 inch = 200 feet



Date: 2/10/2015

Not an actual survey

# Special Use #779

Special Use 779

3101 North Hills Blvd

To allow a landscape nursery center in an R-4 zoning district.

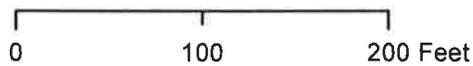


EXHIBIT  
"B"



Ortho Map

1 inch = 100 feet



Date: 2/10/2015

Not an actual survey