

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A MODULAR HOME IN A R3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 504 WEST 25TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Melissa Bedford-Guidry, 504 West 25th Street, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 504 West 25th Street to allow a modular home in a R3 zone, 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 March 9, 2021.

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

SECTION 1: That a Conditional Use is approved for a modular home in a R3 zone for the subject real property located at 504 West 25th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 24, Block 22 of the Military Heights Renewal Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit A).

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

1. Modular home to be the 1,620 square-foot Amori DV-5801 as shown in documentation (see rendering attached hereto as Exhibit B).
2. Modular home to meet the requirements of the Arkansas Fire Prevention Code.
3. Provide a letter from the manufacturer/builder that states the home meets all Arkansas and North Little Rock codes.
4. Provide continuous brick underpinning
5. Provide one tree on the lot.
6. The home located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 modular home as described herein is compatible with other businesses in the area and that the conditional use 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:

Nathan Hamilton

Council Member Nathan Hamilton *by AT* 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	<u>11:05</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>3.16.21</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>Sussery</u>			

Conditional Use # 2021-05



Zoning Map

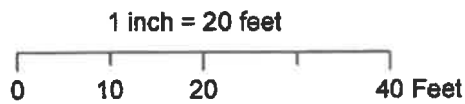
1 inch = 150 feet



Conditional Use # 2021-05



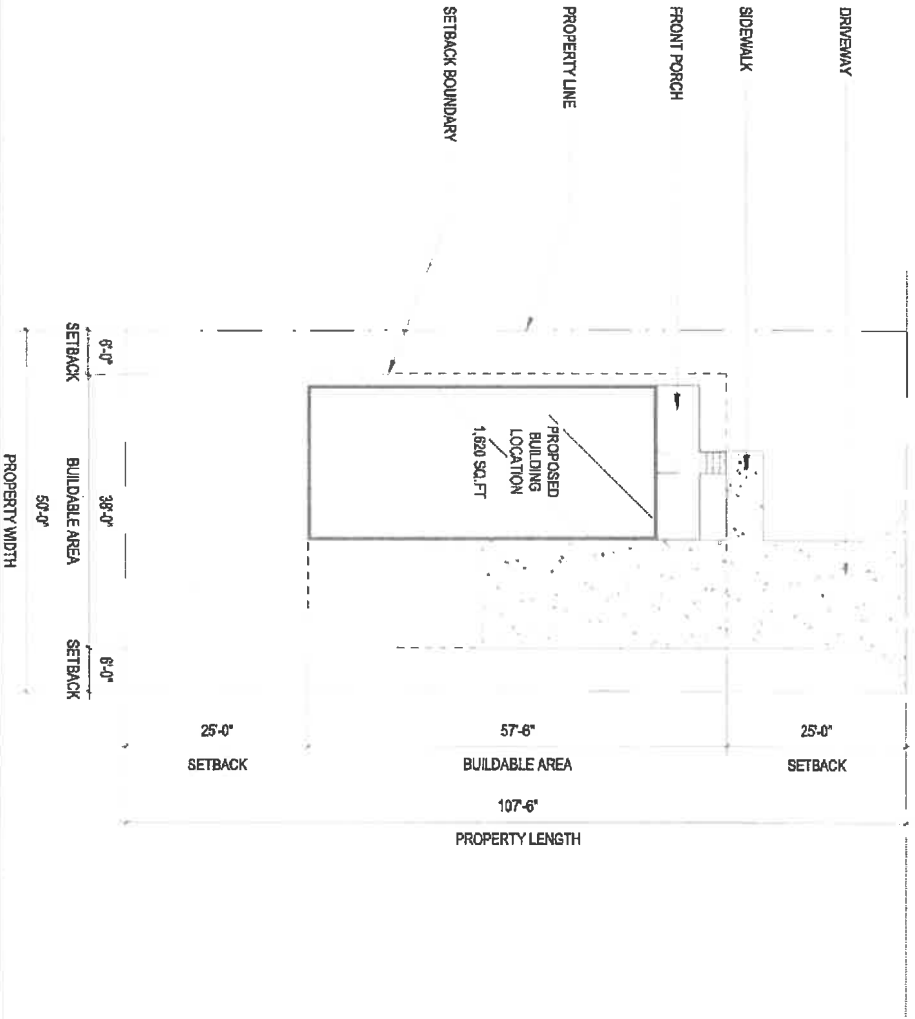
OrthoMap



Date: 1/27/2021

Map is not to survey accuracy

W. 25TH STREET



ENLARGED PROPERTY PLAN

PROPERTY ADDRESS:
W. 25TH STREET,
LOT 24, BLOCK 22
NORTH LITTLE ROCK, AR 72114
DATE: 2/23/2021

SCALE: 1/16" = 1'-0"



