

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN OFFICE/WAREHOUSE WITH DOCKS IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT THE NORTH END OF RIVERVIEW CORPORATE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. David White, 200 Casey Drive, Maumelle, AR 72113, seeking a conditional use of land located at the north end of Riverview Corporate Drive, 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 November 12, 2008.

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 an office/warehouse with docks in a C-3 zone for the subject real property located at the north end of Riverview Corporate Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Lot 3, Riverview Business Park in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- (1) Applicant must meet all applicable Federal, State, County and City laws, regulations and requirements;
- (2) Meet the requirements of Site Plan Review by the Planning Commission
- (3) Allow two garage doors as shown on site plan
- (4) Allow the office/warehouse use; and
- (5) A business license will not be issued until the North Little Rock Planning Department has confirmed all requirements have been met.

SECTION 3: 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 4: It is hereby found and determined that the conditional use of the above-described lands as provided for herein is immediately necessary in order to insure

the proper and orderly growth of this land and the proper and orderly growth 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 John Parker

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

APPROVED:

Mayor Patrick H. Hays

ATTEST:

Diane Whitbey, City Clerk

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b