

0-10-24

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ALLOWING THE EXPANSION OF A NON-CONFORMING USE ON CERTAIN REAL PROPERTY LOCATED AT THE INTERSECTION OF RIVERFRONT DRIVE AND VINE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, a business located at the intersection of S. Vine Street and Riverfront Drive (“The Sandman”) and having a common address of 207 S. Vine Street, North Little Rock, Arkansas (“the Subject Property”), routinely sand blasts and paints surfaces which, from time-to-time, results in the emission or release of particles into the air, thereby having a negative impact on nearby neighbors, including the RV park located on the riverfront; and

WHEREAS, in expressing its willingness to be a good neighbor and to reduce airborne emissions, R. C. Cochran, Cochran Land & Leasing, LLC, North Little Rock, AR 72114 (owner of the property), seeks to expand a structure located on the Subject Property which currently operates as a non-conforming use to shield sand-blasting and painting operations; and

WHEREAS, pursuant to Section 20.1C of the North Little Rock Zoning Ordinance (Ord. #7697, as amended), expansion of a non-conforming structure is only permitted by approval of City Council; and

WHEREAS, the request has not been reviewed by the Planning Commission, and applicant is seeking approval from the North Little Rock City Council.

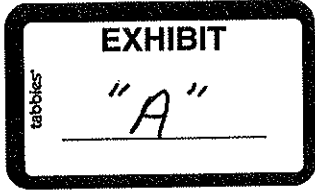
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the expansion of a non-conforming structure on property in a C-6 zone, specifically located at 207 S. Vine, North Little Rock, Arkansas, to erect a large, three-sided shed on the north side of the existing building (as shown on Exhibit “A” attached hereto) in which to conduct sand blasting and painting is hereby granted and approved.

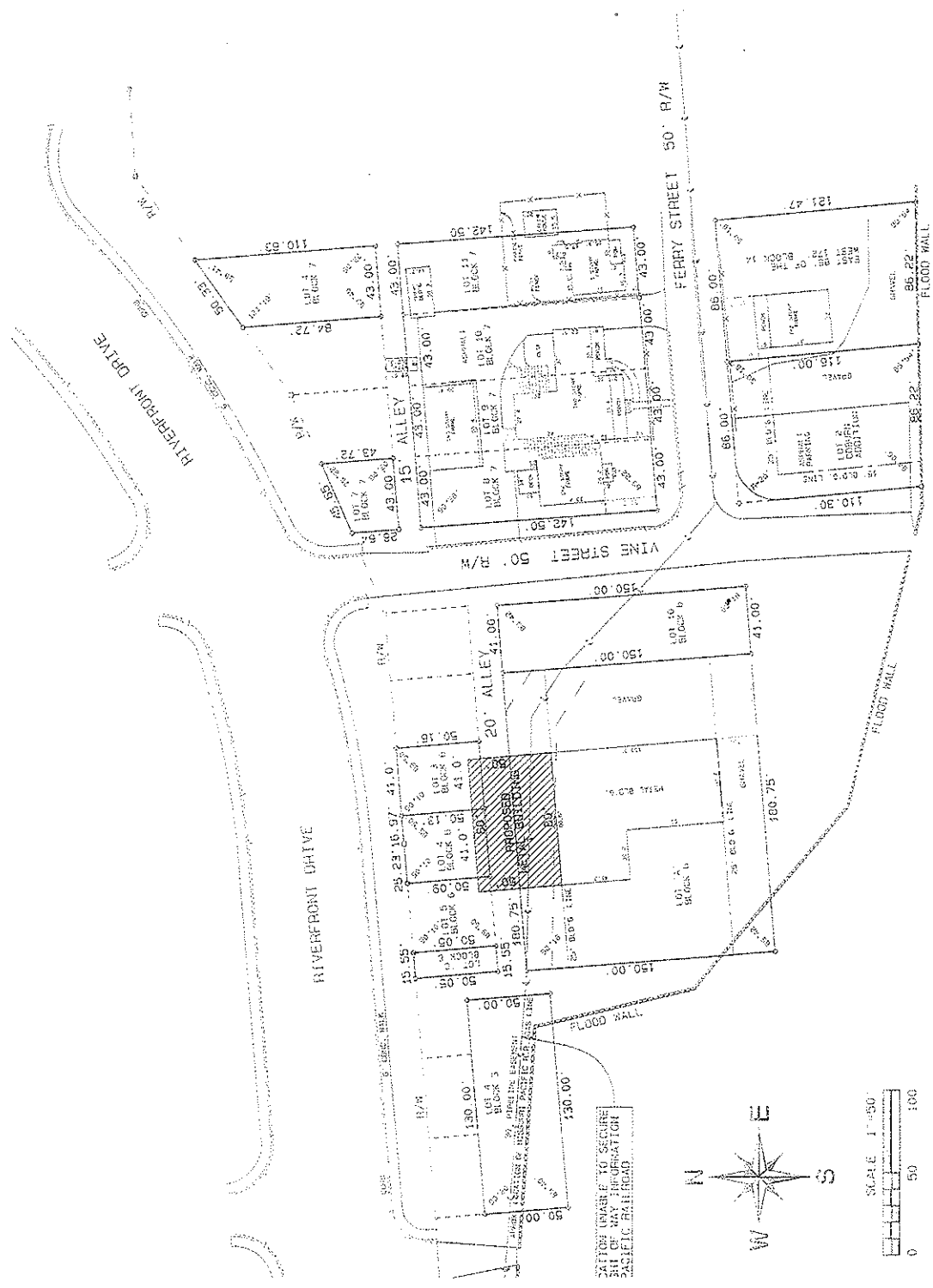
SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

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.





JAMES I. BUTLER  
 REGISTERED LAND SURVEYOR  
 5320 QUINCY AVE. SUITE 10  
 NORTH LITTLE ROCK, AR 72116  
 753-4965 FAX 753-2247



RIVERSIDE ADDITION

NORTH LITTLE ROCK, ARKANSAS

FOR THE USE AND BENEFIT OF:  
 ROSSER COMPANY

DATE: MARCH 10, 2010

SYMBOL	DESCRIPTION
(Symbol)	DECK LOT
(Symbol)	TRAIL WITH MANSION
(Symbol)	TRAIL WITH MANSION
(Symbol)	TRAIL WITH MANSION
(Symbol)	TRAIL WITH MANSION