

AN ORDINANCE APPROVING A REQUEST FOR WAIVER OF SCREENING AND LANDSCAPING BUFFER REQUIREMENTS FOR CERTAIN REAL PROPERTY LOCATED AT 760 MICHAELA DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by Richard Chapman, Premier Pharmacy Care, 2400 East Kiehl Avenue, Sherwood, Arkansas, 72120, seeking a waiver of the screening and landscaping buffer requirements of Section 15, Table A of the North Little Rock Zoning Ordinance (Ordinance No. 7697) for property located at 760 Michaela Drive, more particularly described as Lot 17, D & B Commercial Park Addition, City of North Little Rock, Pulaski County, Arkansas (see letter with site map from applicant attached hereto as Exhibit A); and

WHEREAS, at the regularly scheduled meeting of the Planning Commission held on November 14, 2017, the Planning Commission approved the applicant's site plan subject to the requirement that the development meet the requirements of the Screening and Landscaping ordinance, including a full buffer along the east property line (6 affirmative votes, 3 absent).

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

SECTION 1: That a waiver of screening and landscaping buffer requirements of Section 15, Table A of the North Little Rock Zoning Ordinance (Ordinance No. 7697) for the east property line of property located at 760 Michaela Drive in the City of North Little Rock, Arkansas, is hereby approved. (See maps attached hereto as Exhibits B and C and incorporated herein by reference.)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

SECTION 4: It is hereby found and determined that the existing trees on the east property line of the subject property provide an adequate buffer between the properties, that the adjacent property to the east side of the lot is farmland; that the waiver of buffer requirements 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:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/ABF

FILED	<u>10:45</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>9.4-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			



To Mayor Joe Smith,

August 7, 2018

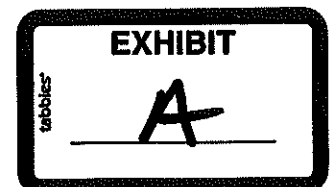
I request a waiver on constructing an 8 foot wooden fence and planting trees on the east side of the property on lot 17 D and B Commercial. The reason is because the land adjacent to the east side of lot 17 D and B Commercial is farm land and no humans live there. There are more naturally occurring trees on the east side of the lot than the plans require and they are approved trees (please see attached site plan).

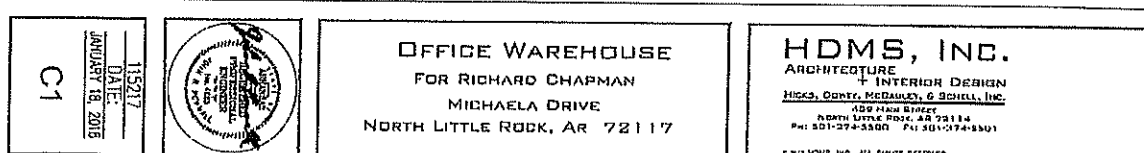
Please grant this waiver to avoid unnecessary investment in these projects which allows these dollars to be spent more wisely for the 100 plus employees that will be working at this pharmacy location.

Thank you for your consideration.


Richard Chapman, RPh, COO

2400 E. Kiehl Avenue
Sherwood, AR 72120
501-992-1006 O
501-992-1013 F





Public Hearing Case # 2018-22

EXHIBIT

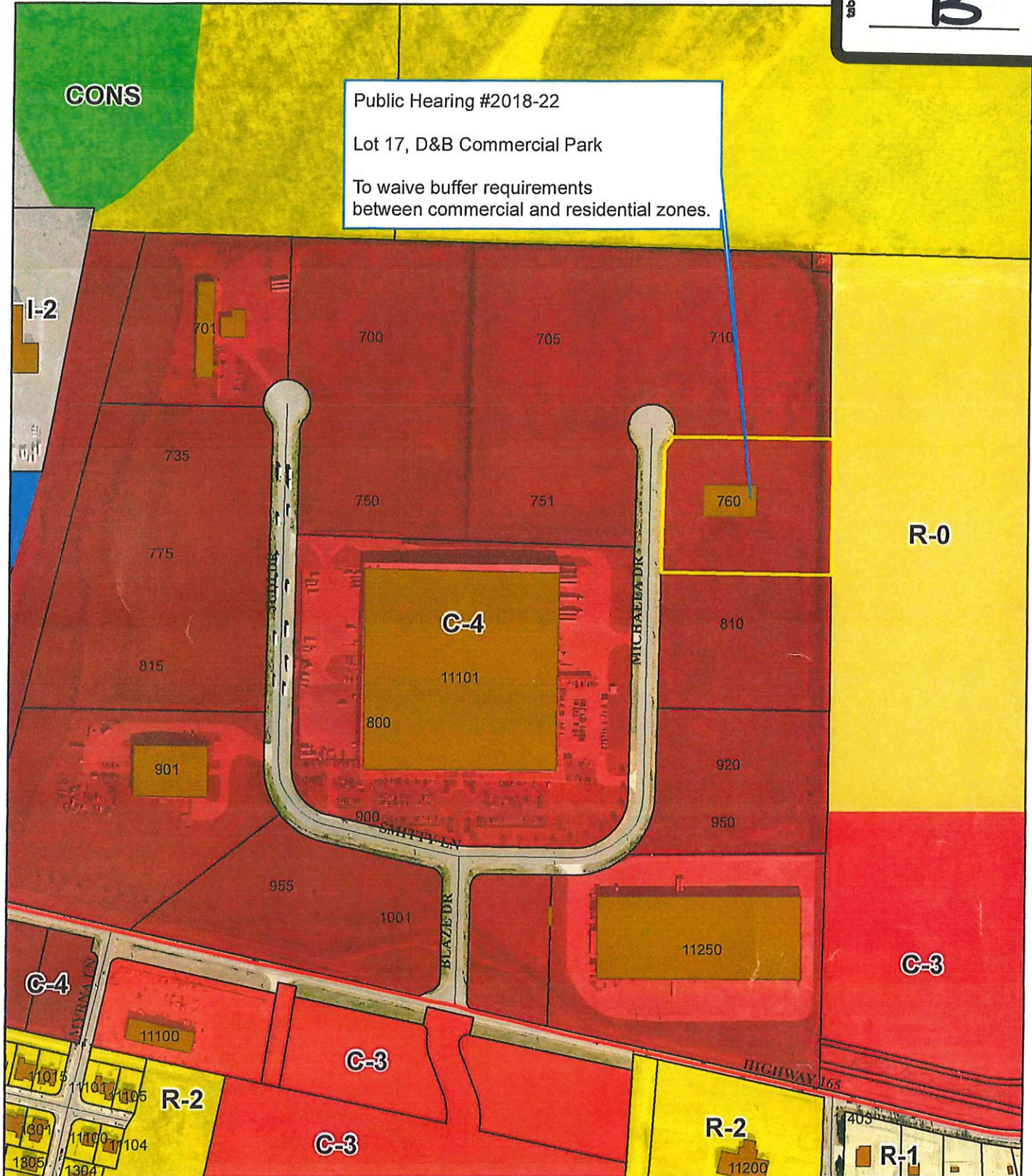
B

tabbies

Public Hearing #2018-22

Lot 17, D&B Commercial Park

To waive buffer requirements
between commercial and residential zones.



Zoning Map

1 inch = 400 feet

0 200 400 800 1,200 Feet



Date: 8/10/2018

Public Hearing Case # 2018-22

EXHIBIT

tabbles

e



Ortho Map

1 inch = 100 feet



Date: 8/23/2018