

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 3815 CRYSTAL HILL ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-1 TO R-2 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; GRANTING A SPECIAL USE TO ALLOW A MOBILE HOME IN AN R-2 ZONE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. A. J. Lewis, No. 44 Oakland Road, North Little Rock, AR 72120, seeking a reclassification and special use of the herein described land, which application was duly considered and denied (0 affirmative votes; 6 negative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 8, 2017.

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

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain land from R-1 to R-2 classification to allow a special use for a mobile home in an R-2 zone on property located at 3815 Crystal Hill Road in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 6, Heilman's Addition, Pulaski County, Arkansas. (See Exhibit "A" attached hereto.)

SECTION 2: That a special use is approved to allow a mobile home in an R-2 zone for the subject real property located at 3815 Crystal Hill Road in the City of North Little Rock, Pulaski County, Arkansas (see Exhibits "B" and "C" attached hereto).

SECTION 3: That this special use shall be subject to the following:

- (1) All County requirements must be met.
- (2) Mobile home shall meet all applicable Federal, State, County and City requirements and codes.
- (3) Applicant is to apply to replat the property in order for the mobile home to be located on a separate lot from the existing house. All required setbacks and lot sizes are to be met.
- (4) Mobile home to have proper underpinning.
- (5) Unit to be set up and anchored in accordance with the rules and regulations of the Arkansas Manufactured Housing Commission.
- (6) Unit must have the HUD manufactured home certification label.
- (7) Unit to have a dedicated driveway.

- (8) Must meet the Arkansas Health Department requirements of a septic system.
- (9) If the unit is damaged or destroyed by at least 75%, it cannot be replaced, and the special use shall be removed.
- (10) Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use granted herein and/or loss of and/or removal of electric power meter.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 6: It is hereby found and determined that the reclassification and special use for the above-described land as provided for herein will not be detrimental to or interfere with other occupants in the area and is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and is 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
FOR CONSIDERATION ONLY:

ATTEST:

Joe A. Smith
Mayor Joe A. Smith *by AF*

Diane Whitbey, City Clerk

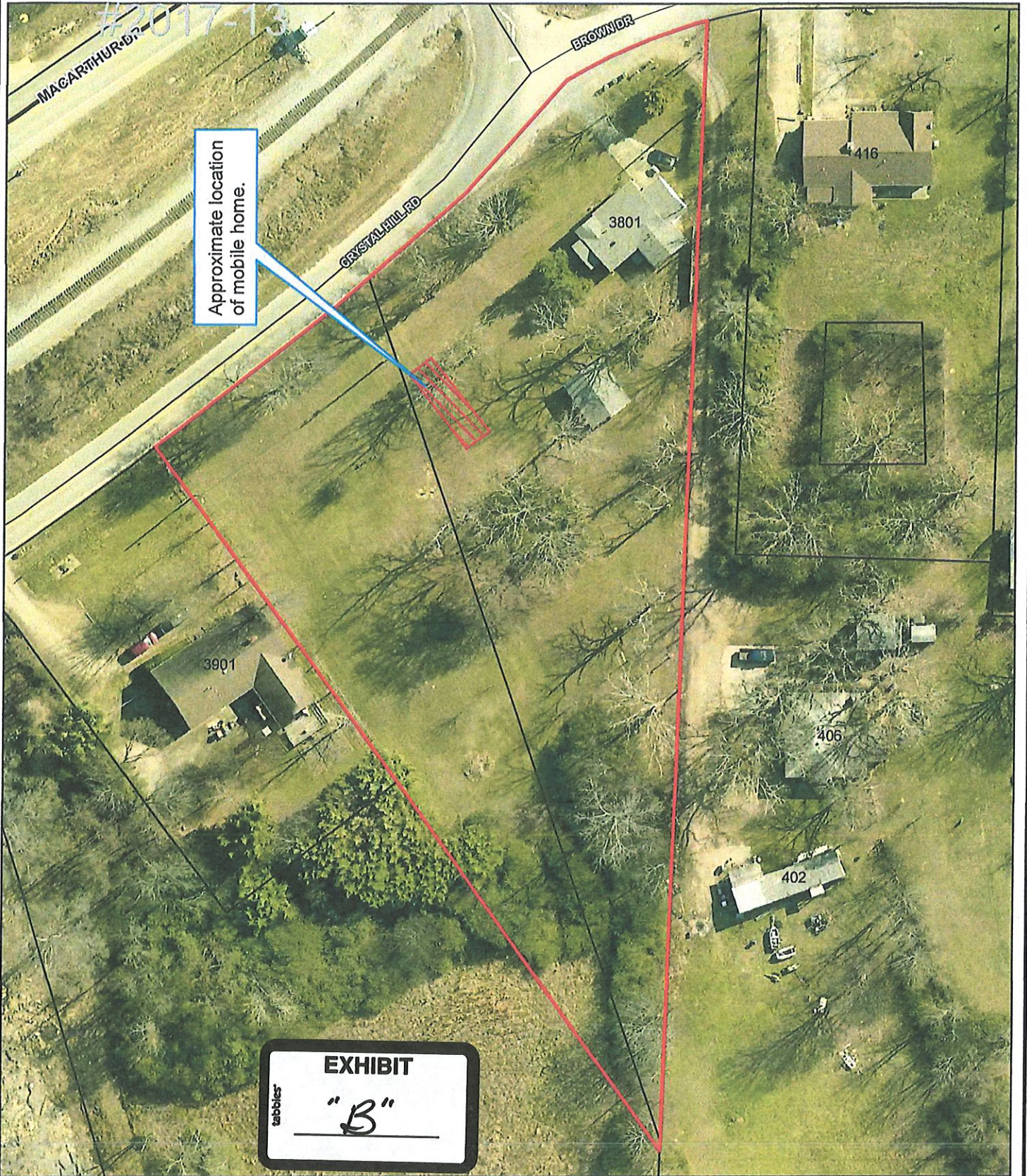
APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney *by AF*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:30</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>9-19-17</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Rezone #2017-15 & Special Use #2017-13



Ortho Map

1 inch = 70 feet

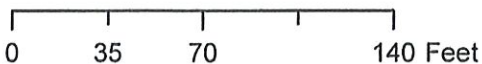


EXHIBIT
"c"
tabbles

