

O-17-76

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW CABINET MANUFACTURING IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5513 MacARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Matt Hardin, 1818 North Taylor, PMB 348, Little Rock, AR 72207, seeking a special use of the herein described land to allow cabinet manufacturing, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 12, 2017.

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

SECTION 1: That a special use is hereby granted to allow cabinet manufacturing in a C-3 zone for the subject real property located at 5513 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Lot 1, James Bona Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this special use shall be subject to the conditions listed below:

- a) Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes. .
- b) Hours of Operation: 6:00 AM – 6:00 PM, Monday – Saturday.
- c) Any existing or future exterior lighting to face away from residential areas.
- d) Neither cabinet manufacturing nor storage will be allowed in the single family house existing on the lot.
- e) Existing fence and tree buffers next to residential zones on the southeastern and southwestern sides of the property are to remain.
- f) No outdoor storage of materials is allowed.
- g) Business license to be issued after Planning Staff confirmation of requirements.
- h) Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 special use for the above-described lands to allow cabinet manufacturing is a proper use for the property, is compatible with other businesses in the area and 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:

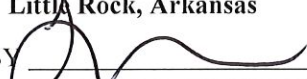
Steve Baxter
Council Member Steve Baxter *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

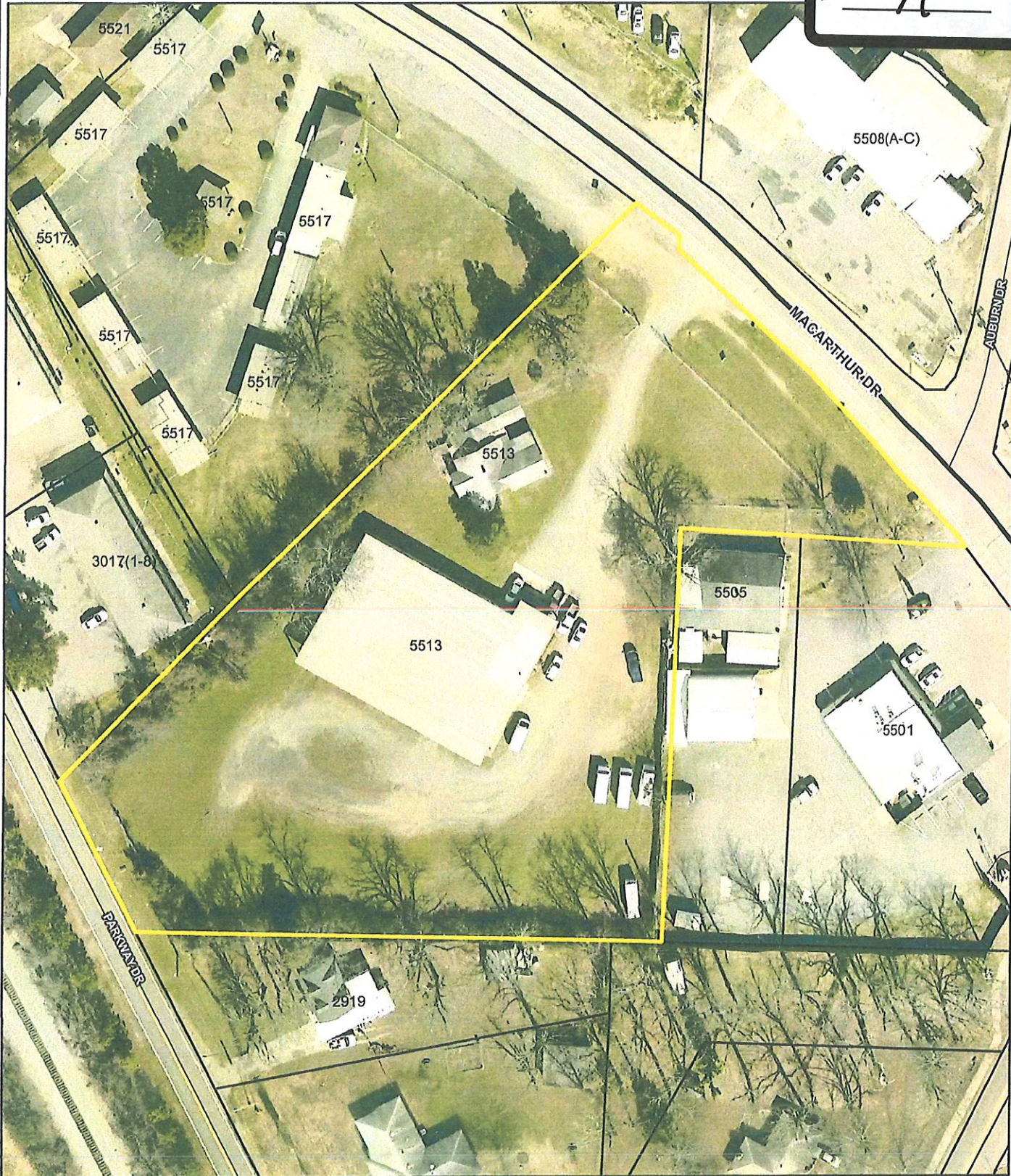
C. Jason Carter
C. Jason Carter, City Attorney *by AF*

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></u>

Special Use #2017-14

EXHIBIT
tabbles
"A"



Ortho Map

1 inch = 80 feet

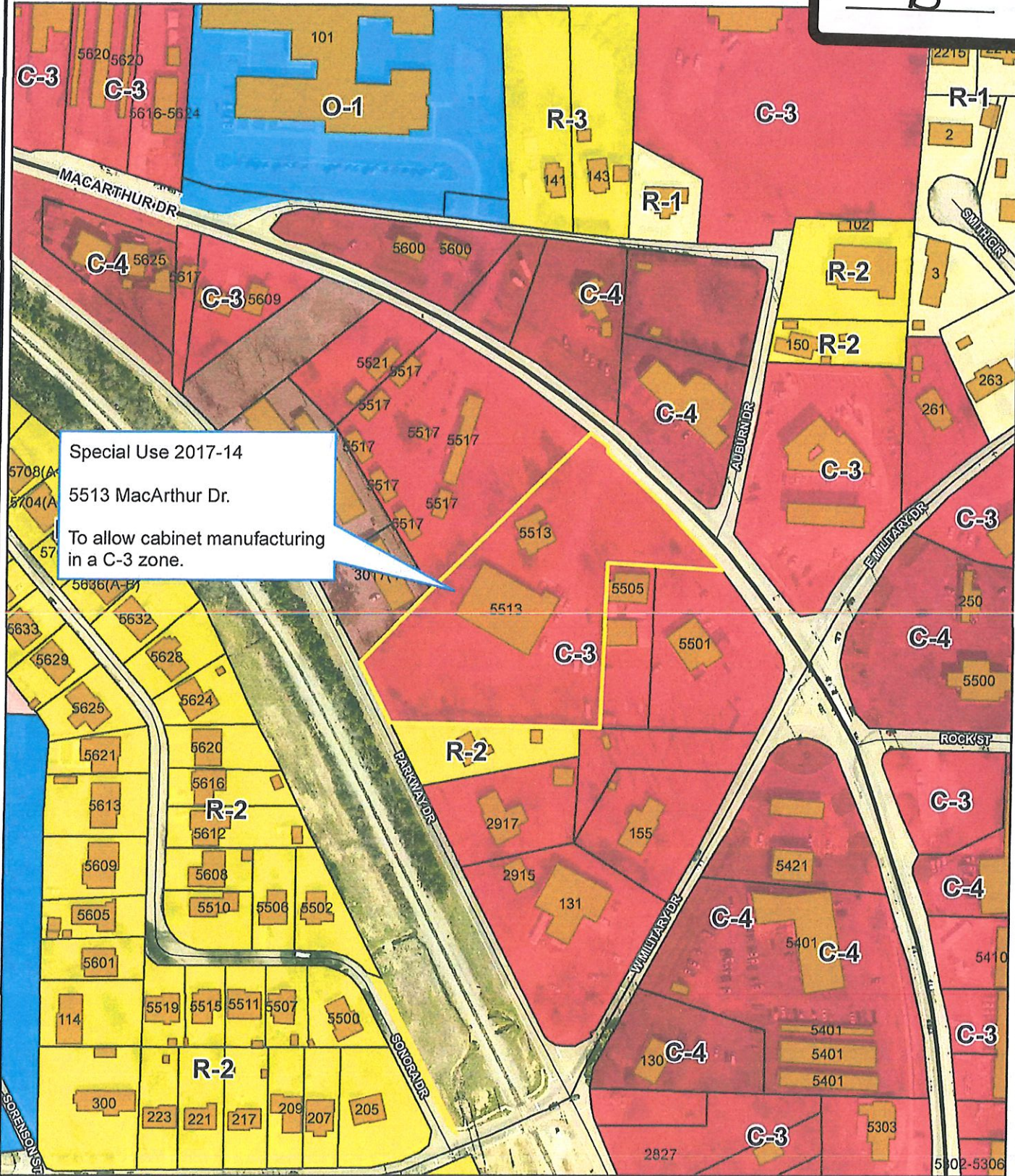


Date: 8/21/2017

Not an actual survey

Special Use #2017-14

EXHIBIT
"B"

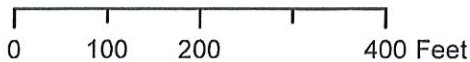


Special Use 2017-14
5513 MacArthur Dr.
To allow cabinet manufacturing
in a C-3 zone.



Zoning Map

1 inch = 200 feet



Date: 8/21/2017

Not an actual survey