

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

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PARKING LOT IN AN R-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2013 SCHAER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Thomas Engineering, 3810 Lookout Road, North Little Rock, AR 72116, seeking a conditional use of land located at 2013 Schaer Street to allow a parking lot, 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 October 10, 2017.

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 a parking lot in an R-3 zone for the subject real property located at 2013 Schaer Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 10R, Block 8, Schaer's Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits A, B and C attached hereto.)

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

- a) Applicant must meet all applicable Federal, State, County and City requirements.
- b) Requirements of the Site Plan Review Process will be met.
- c) Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 a parking lot as described herein is compatible with other development in the area; that the conditional use of the

above-described land is immediately necessary in order to insure the proper and orderly growth and development of this land and 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

SPONSORS:

ATTEST:

*Debi Ross*  
\_\_\_\_\_  
Council Member Debi Ross

\_\_\_\_\_  
Diane Whitbey, City Clerk

*Beth White*  
\_\_\_\_\_  
Council Member Beth White

APPROVED AS TO FORM:

*C. Jason Carter*  
\_\_\_\_\_  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:00</u>	A.M.	_____	P.M.
By	<u>J. Carter</u>			
DATE	<u>11-7-17</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>J. Ussery</u>			



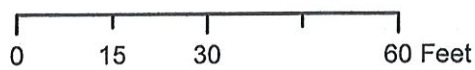
# Conditional Use # 2017-9

tabbies  
**EXHIBIT**  
A



**Ortho Map**

1 inch = 30 feet



Date: 9/20/2017

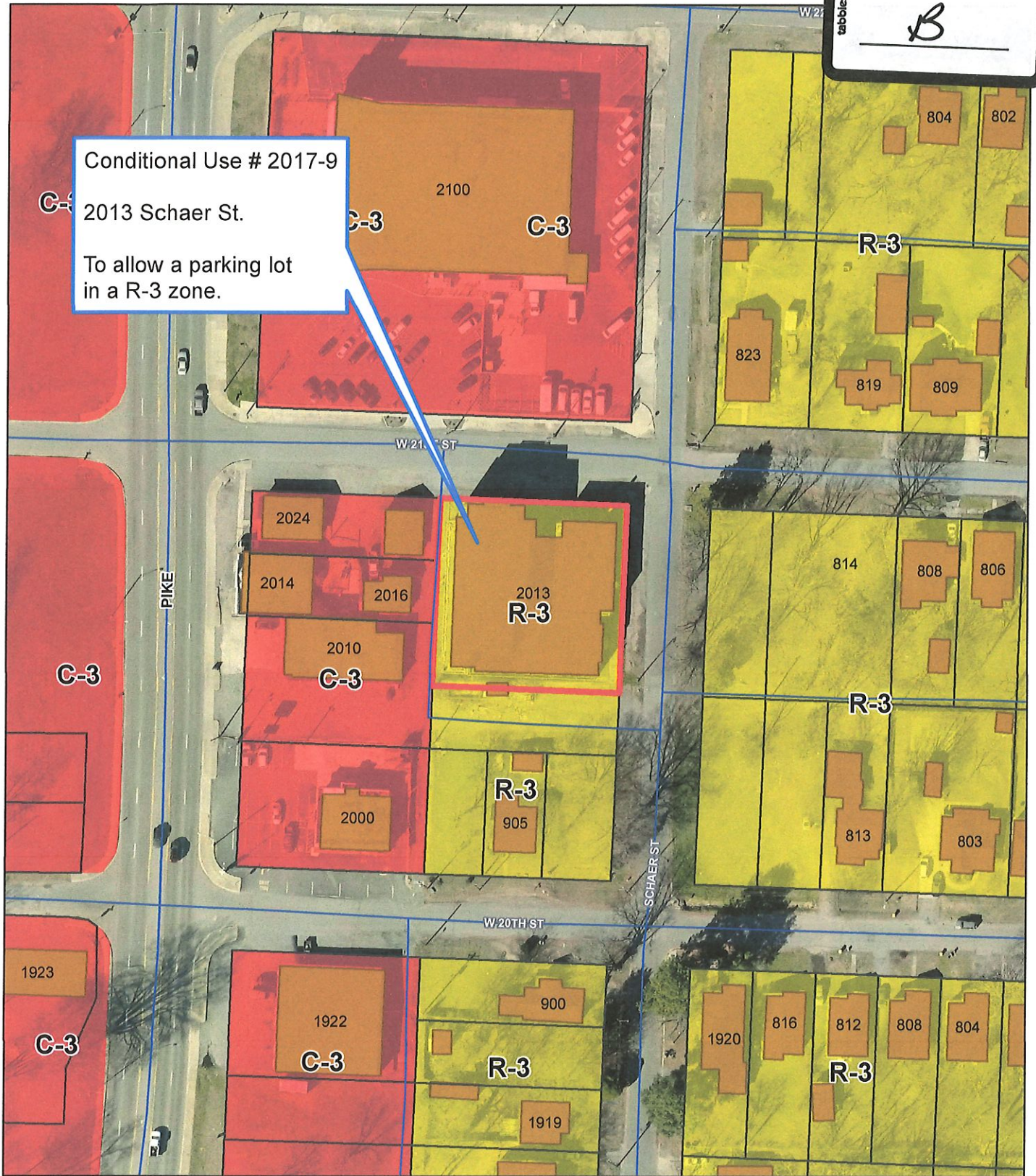
Map is not to survey accuracy



# Conditional Use # 2017-9

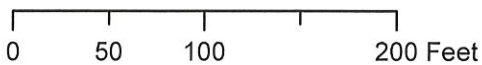
EXHIBIT  
B

Conditional Use # 2017-9  
2013 Schaer St.  
To allow a parking lot  
in a R-3 zone.



Zoning Map

1 inch = 100 feet



Date: 9/20/2017

Map is not to survey accuracy

