

O-19-57

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 8928 TO REVOKE A CONDITIONAL USE FOR CERTAIN REAL PROPERTY LOCATED AT MICHAELA DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on July 24, 2017, the City Council of the City of North Little Rock, Arkansas (the "City") adopted Ordinance No. 8928, granting a conditional use of land for a warehouse with offices located at Michaela Drive in North Little Rock; and

WHEREAS, Article 16, Section 16.5 of the North Little Rock Zoning Ordinance (Ordinance No. 7697) provides that applicants who are granted a conditional use must obtain a business license from the City within one year from date of approval, and failure to obtain a permit within the allotted time will result in notice of termination of the conditional use; and

WHEREAS, the owner of the above mentioned real property has not obtained a business license for the conditional use, and the North Little Rock Planning Department has mailed the owner a notice of revocation of their conditional use; and

WHEREAS, the applicant who requested the conditional use and the current property owner were notified via mail of a revocation hearing held on February 12, 2019 at 4:00 p.m. at the North Little Rock Planning Commission meeting; and

WHEREAS, the North Little Rock Planning Commission approved revocation of the conditional use (7 affirmative, 2 absent) on February 12, 2019.

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

SECTION 1: That Ordinance No. 8928, adopted July 24, 2017, granting a conditional use of land for a warehouse with offices is hereby repealed and the conditional use granted therein is hereby revoked at certain real property located at Michaela Drive, more particularly described as follows:

Lot 17, D & B Commercial Park in the City of North Little Rock, Pulaski County, Arkansas (See Exhibits A and B attached hereto).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 no business license was obtained for a granted conditional use, and there is an immediate need to revoke the conditional use in order to comply with the North Little Rock Zoning Ordinance and to return the herein stated real property to its original status in order to insure the proper and orderly growth 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:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

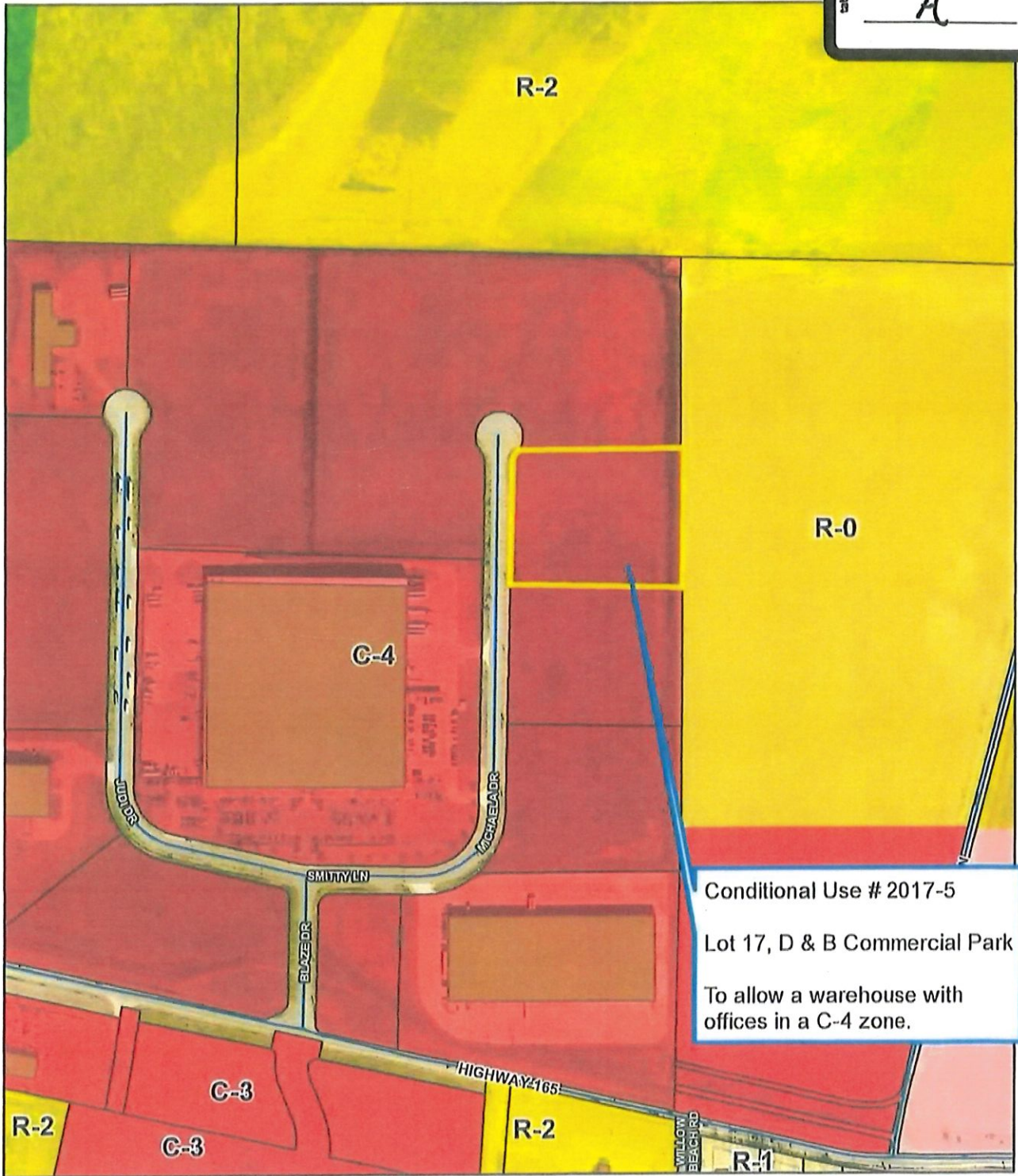
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>10:45</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>4-2-19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Ussery</u>

Conditional Use # 2017-5

EXHIBIT

"A"

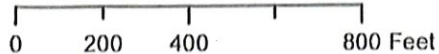


Conditional Use # 2017-5
Lot 17, D & B Commercial Park
To allow a warehouse with
offices in a C-4 zone.



Zoning Map

1 inch = 400 feet

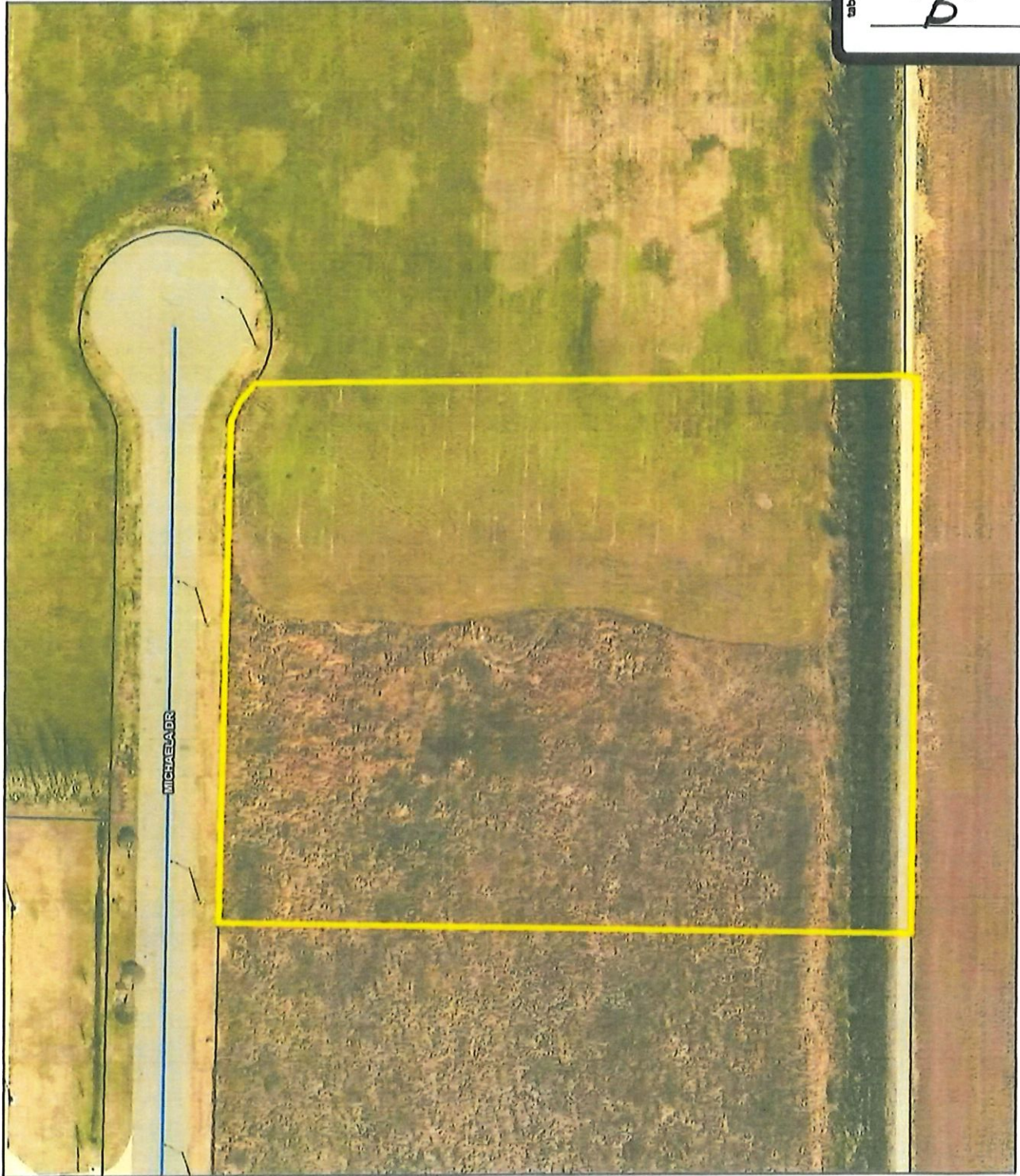


Date: 6/28/2017

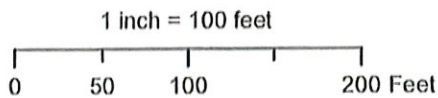
Map is not to survey accuracy

Conditional Use # 2017-5

EXHIBIT
"B"



Ortho Map



Date: 6/28/2017

Map is not to survey accuracy