O-15-35

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A MOBILE HOME IN AN R-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 14024 FAULKNER LAKE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Mark Pruitt, 211 Dortch Loop, North Little Rock, AR 72117, seeking a special use of said land, which application was duly considered and denied (1 affirmative votes; 6 negative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 14, 2015; and

WHEREAS, applicant will re-notify (by certified mail, return receipt requested) all property owners located within 200 feet of the subject property.

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 a mobile home in an R-2 zone for the subject real property located at 14024 Faulkner Lake Road in the City of North Little Rock, being more particularly described as:

Lot 8, Saddlewood Acres Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" attached hereto.)

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

a) Applicant must meet all applicable Federal, State, County and City requirements.
b) Verification by Planning Department staff that all property owners located within 200 feet of the subject property have been properly notified.
c) Unit to meet the building setbacks of the zone.
d) Meet any Health Department requirements on sewer.
e) Unit to be skirted and underpinned.
f) Unit to have HUD certification label.
g) Applicant understands that the Special Use cannot be transferred to another person or sold.
h) Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 there is a need for quality, affordable housing in City; that utility hookups for a mobile home on the subject property are in place; and the special use for a mobile home is immediately necessary in order to insure the proper and orderly growth of this land and 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
FOR CONSIDERATION ONLY:

Joe A. Smith

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

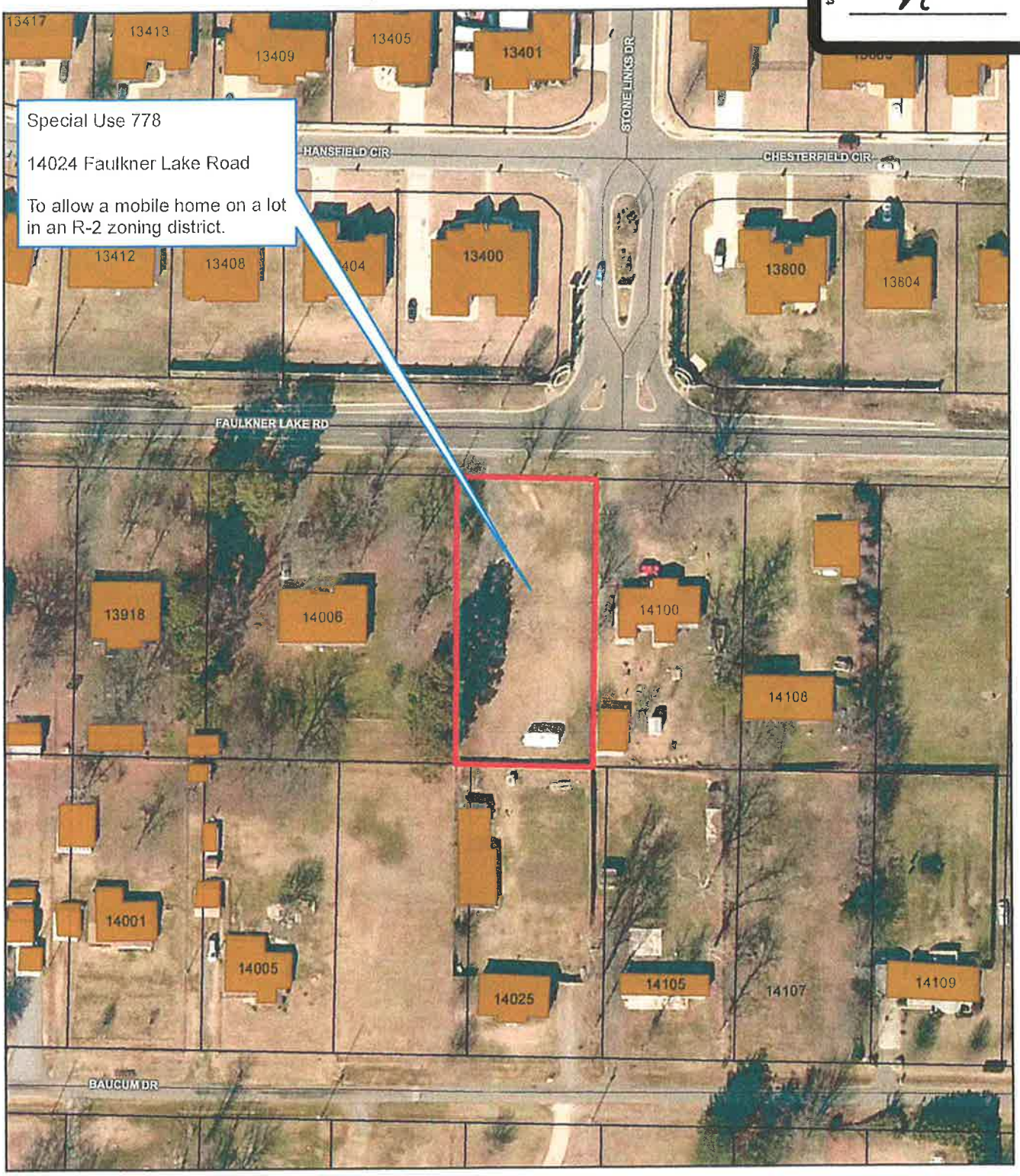
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:32 A.M. _____ P.M.
By City Atty Carter
DATE 5-5-15
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY T. Marshall

Special Use #778

EXHIBIT "A"



Ortho Map

1 inch = 100 feet

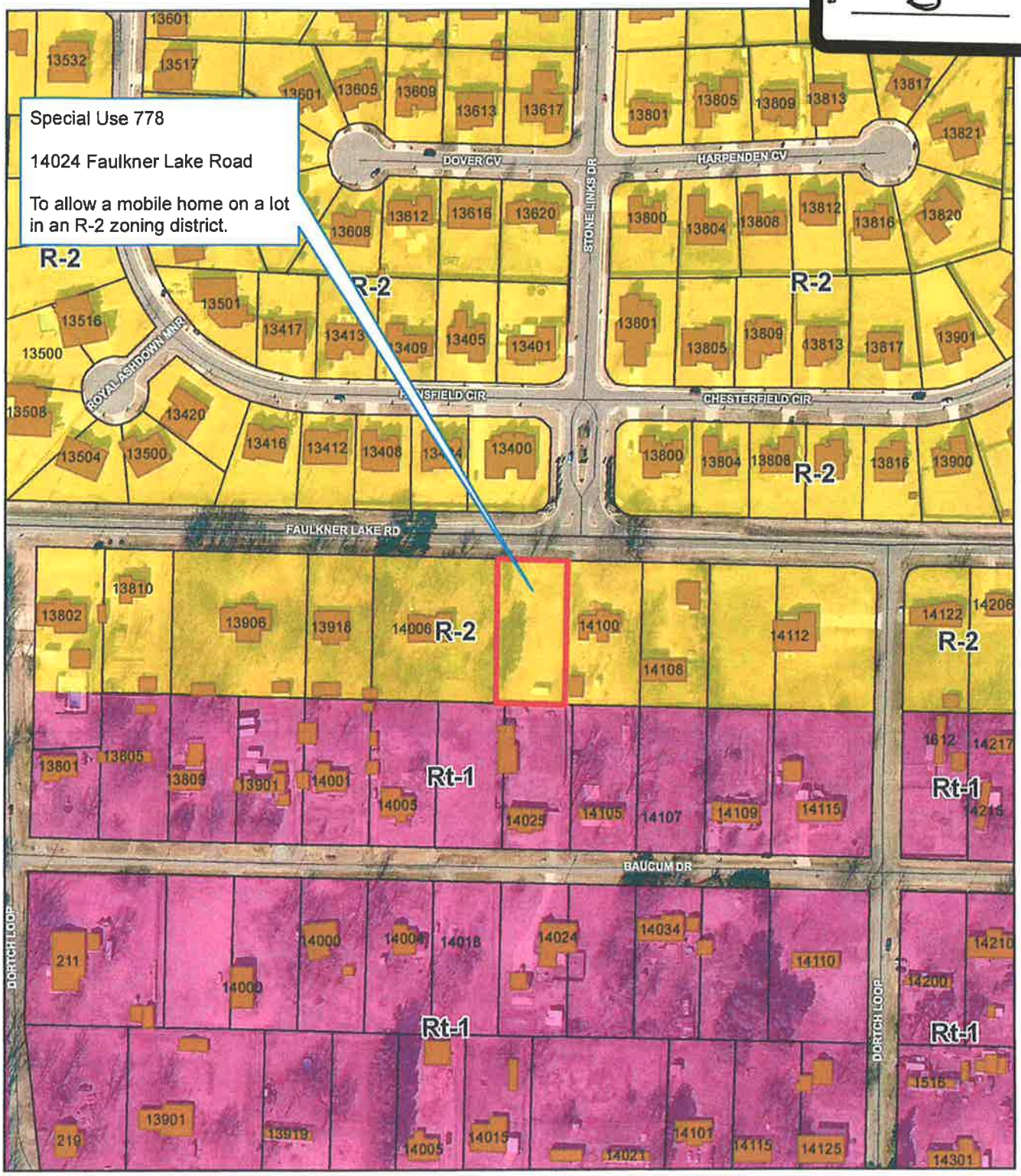
0 100 200 Feet

Date: 1/27/2015

Not an actual survey

Special Use #778

EXHIBIT "B"



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 1/27/2015

Not an actual survey

To whom it may concern

EXHIBIT
"C"

I Mark Pruitt need to move a 14x76 trailer over to the 14024 Faulkner lake road property .this property already has (had) a resident there it is ready for the trailer to be moved asap on it .it has all hookups for every thing there .please allow us to move this trailer from around the corner to this lot . (From 1612 dorthloop) I am asking you to please allow us to put this beautiful family trailer here so we can move a nice family to rent this trailer , thank you GOD BLESS.

thank you
Mark Pruitt