O-10-24

ORDINANCE NO. _____

AN ORDINANCE ALLOWING THE EXPANSION OF A NON-CONFORMING USE ON CERTAIN REAL PROPERTY LOCATED AT THE INTERSECTION OF RIVERFRONT DRIVE AND VINE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a business located at the intersection of S. Vine Street and Riverfront Drive ("The Sandman") and having a common address of 207 S. Vine Street, North Little Rock, Arkansas ("the Subject Property"), routinely sand blasts and paints surfaces which, from time-to-time, results in the emission or release of particles into the air, thereby having a negative impact on nearby neighbors, including the RV park located on the riverfront; and

WHEREAS, in expressing its willingness to be a good neighbor and to reduce airborne emissions, R. C. Cochran, Cochran Land & Leasing, LLC, North Little Rock, AR 72114 (owner of the property), seeks to expand a structure located on the Subject Property which currently operates as a non-conforming use to shield sand-blasting and painting operations; and

WHEREAS, pursuant to Section 20.1C of the North Little Rock Zoning Ordinance (Ord. #7697, as amended), expansion of a non-conforming structure is only permitted by approval of City Council; and

WHEREAS, the request has not been reviewed by the Planning Commission, and applicant is seeking approval from the North Little Rock City Council.

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

SECTION 1: That the expansion of a non-conforming structure on property in a C-6 zone, specifically located at 207 S. Vine, North Little Rock, Arkansas, to erect a large, three-sided shed on the north side of the existing building (as shown on Exhibit "A" attached hereto) in which to conduct sand blasting and painting is hereby granted and approved.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 sand blasting and painting operations on the Subject Property have inhibited the use and enjoyment of neighboring property such that the immediate passage of this ordinance is 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 Patrick H. Hays

SPONSOR:

Mayor Patrick H. Hays

ATTEST:

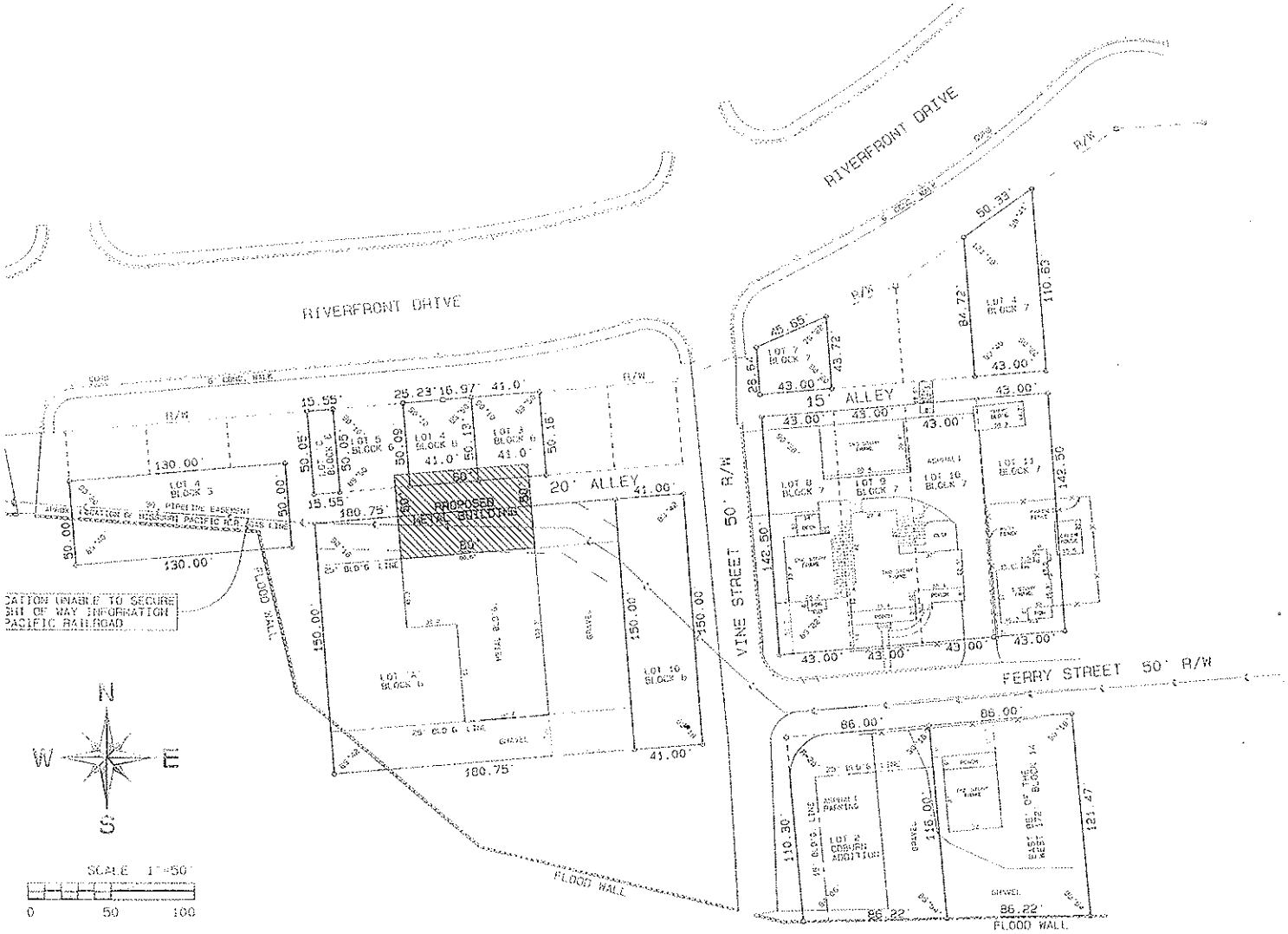
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:22 A.M. _____ P.M.
BY City Atty. Carter
DATE 4-6-10
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by



DATE : MARCH 10, 2010

SYMBOL	DESCRIPTION
	FOUND R/W MARKER
	FOUND IRON PIN
	SET IRON PIN

FOR THE USE AND BENEFIT OF :
ROGER COBIAN

RIVERSIDE ADDITION

NORTH LITTLE ROCK, ARKANSAS

JAMES L. BUTLER
REGISTERED LAND SURVEYOR
5323 JOHN F. KENNEDY BLV'D.
NORTH LITTLE ROCK, AR 72116
753-4965 FAX 753-2247

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EXHIBIT "A"