

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CAR WASH IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4315 MCCAIN BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by McBee's Coffee' N Carwash LLC, 126 N. Market St., Gallatin, MO 64640 seeking a conditional use for property located at 4315 McCain Boulevard to allow a car wash in a C3 zone, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on October 13, 2020.

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 car wash in a C3 zone for the subject real property located at 4315 McCain Boulevard in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1 of the Tom Salmon Subdivision of the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit A.)

SECTION 2: That this Conditional Use shall be subject to the following:

1. Hours of operation: Monday- Sunday 6AM- 10PM.
2. Meet the requirements of Arkansas Department of Environmental Quality (ADEQ)
3. Meet the requirements of NLR Wastewater
4. Meet the requirements of Site Plan Review
5. No building may cross the building setback line.
6. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 the car wash as described herein is compatible with other businesses in the area and that the conditional use 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

SPONSOR:

ATTEST:

Charlie Hight
Council Member Charlie Hight

DAF _____
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

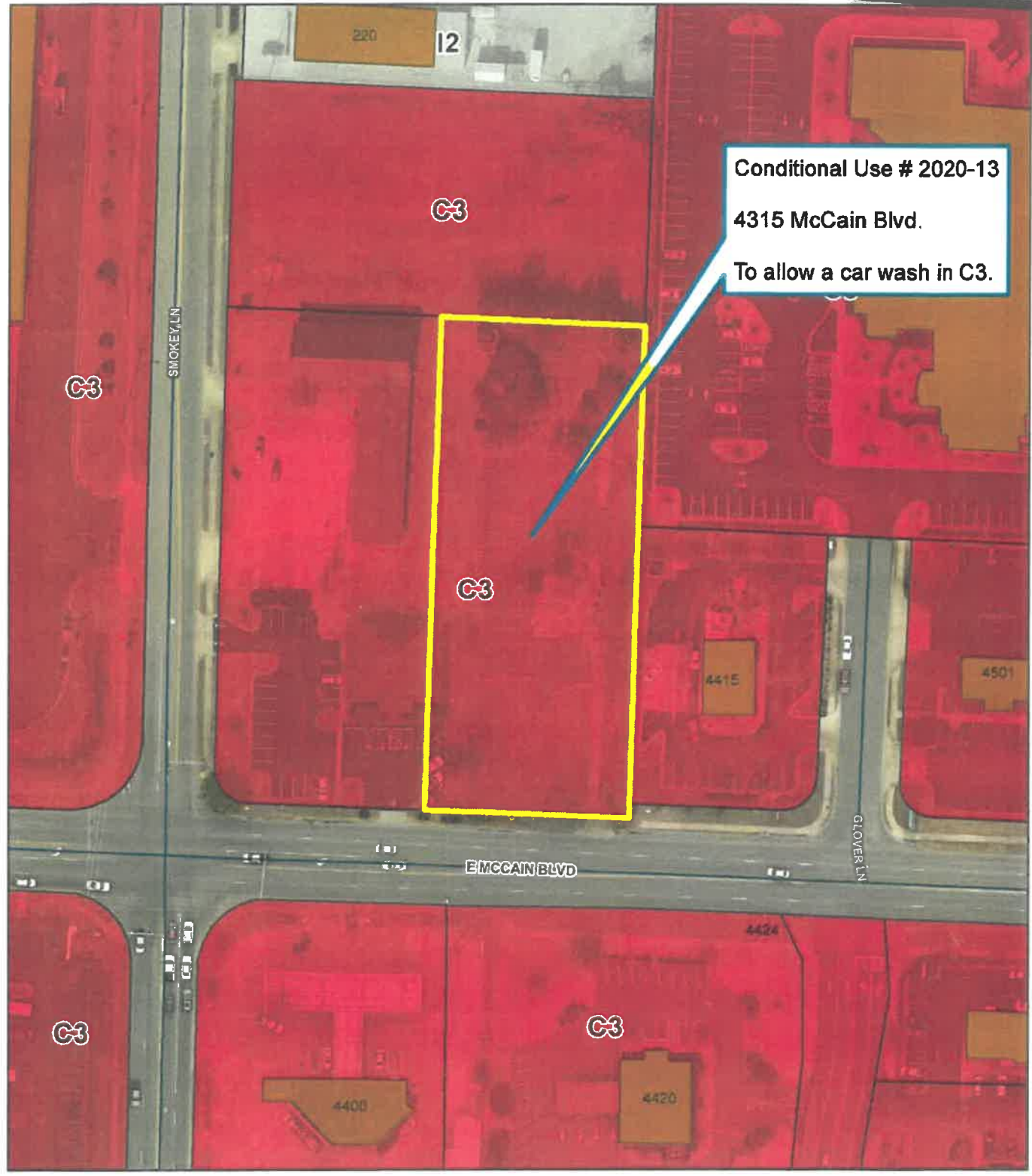
Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:40</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>11-03-20</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

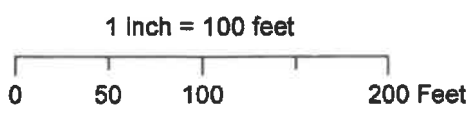
Conditional Use # 2020-13



Conditional Use # 2020-13
4315 McCain Blvd.
To allow a car wash in C3.



Zoning Map



Conditional Use # 2020-13



Ortho Map

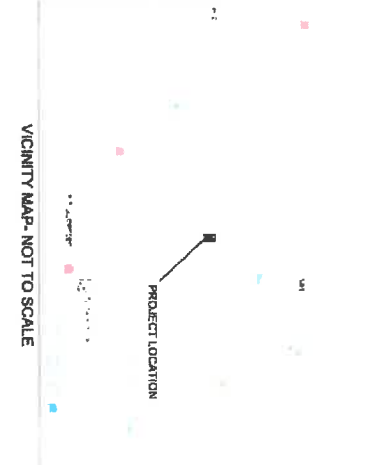
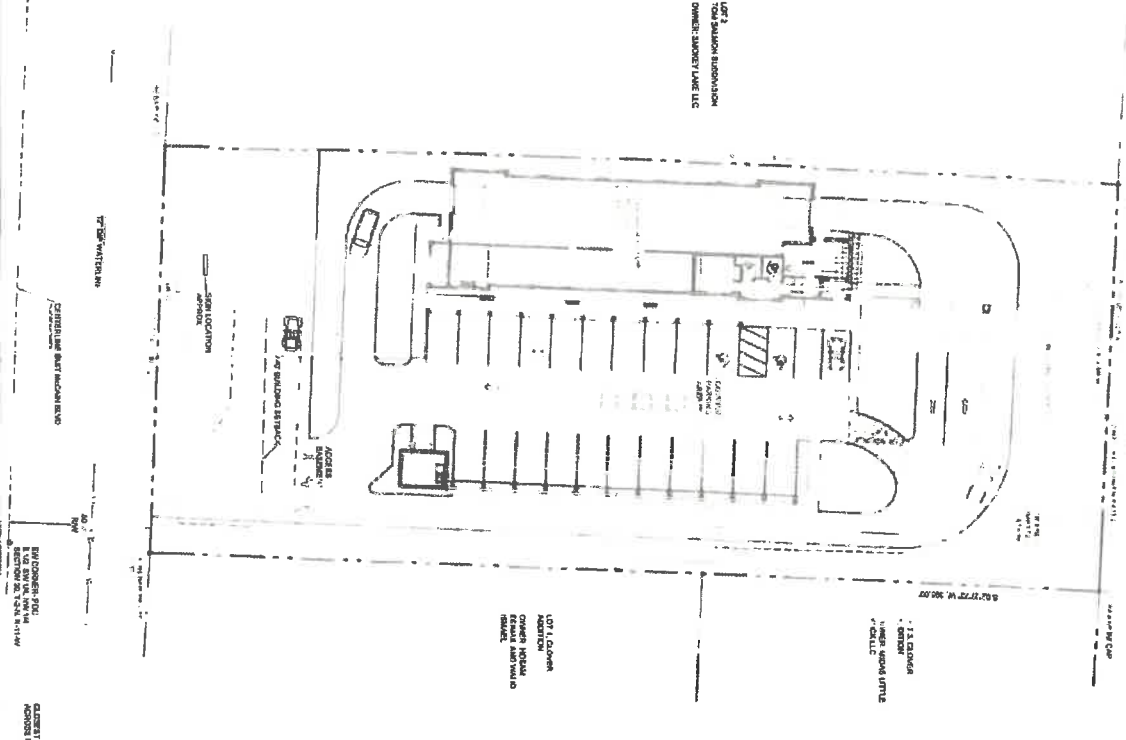
1 inch = 50 feet



Date: 8/26/2020

Map is not to survey accuracy

GENERAL NOTES



POTENTIAL OBSTRUCTIONS

LOT 11 TOM SALMON SUBDIVISION, AS ADDITION TO THE CITY OF NORTH LITTLE ROCK. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE.

PLANNING DEPARTMENT

1. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE.

GRAPHIC SCALE

0 10 20 30 40 50

NO.	DATE	DESCRIPTION	BY	DWGT.
1	08/11/2017	SITE PLAN REVIEW

ecol
 ENVIRONMENTAL CONSULTANTS
 1000 SOUTH MAIN STREET, SUITE 100
 NORTH LITTLE ROCK, AR 72114
 (501) 423-1234
 WWW.ECOLCONSULTANTS.COM

SITE PLAN REVIEW
 LOT 1 TOM SALMON SUBDIVISION
 MOBBES COFFEE AND CAR WASH
 NORTH LITTLE ROCK, ARKANSAS
 SMOKEY LANE LLC

REVISIONS: THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK SUBDIVISION ORDINANCE.

DESIGNED: ...
 DRAFTED: ...
 CHECKED: ...