

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 7718 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO C4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; GRANTING A CONDITIONAL USE TO ALLOW FOR A CONTRACTOR'S OFFICE WITH OUTDOOR STORAGE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Foundation Repair of Arkansas, P.O. Box 1963, Benton, 72018, seeking a rezone of the herein described land, which application was duly considered and approved (8 affirmative votes, 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on August 11, 2020; and

WHEREAS, a Conditional Use for property herein described and being located at 7718 MacArthur Drive, North Little Rock, Arkansas, to allow for a contractor's office with outdoor storage was approved (8 affirmative, 1 absent) by the North Little Rock Planning Commission at the aforementioned meeting.

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

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from C3 to C4, said property being located at 7718 MacArthur Drive in North Little Rock, Pulaski County, Arkansas and more particularly described as:

Lot 12 of Meadow Lane Acres in the City of North Little Rock, Pulaski County, Arkansas (see maps attached collectively hereto as Exhibit A.)

SECTION 2: That the Conditional Use for the subject property described in Section 1 above is hereby granted to allow for a contractor's office with outdoor storage, subject to the following:

1. Hours of Operation 7AM – 6PM; Monday – Friday
2. Provide full screen (including 8' tall wood privacy fence and trees every 20' as determined during Site Plan Review) between commercial and residential uses on the east and west sides.
3. Provide an 8' tall wood privacy fence set back 30' from the property line along Service Road as shown on the site plan.
4. Provide a buffer of 3 rows of evergreen trees along Service Road on the outside of the 8' tall wood privacy fence.
5. Meet the requirements of the Site Plan Review.

6. No access from Service Road is permitted.
7. No outdoor storage of materials is permitted.
8. The parking and storage of vehicles and equipment is limited to the rear yard.
9. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
10. Business license to be issued after Planning Staff confirmation of requirements.
11. 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 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 the rezoning and conditional use of the above-described land as provided for herein is immediately necessary 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:

Steve Baxter
Council Member Steve Baxter *by AT*

Diane Whitbey, City Clerk

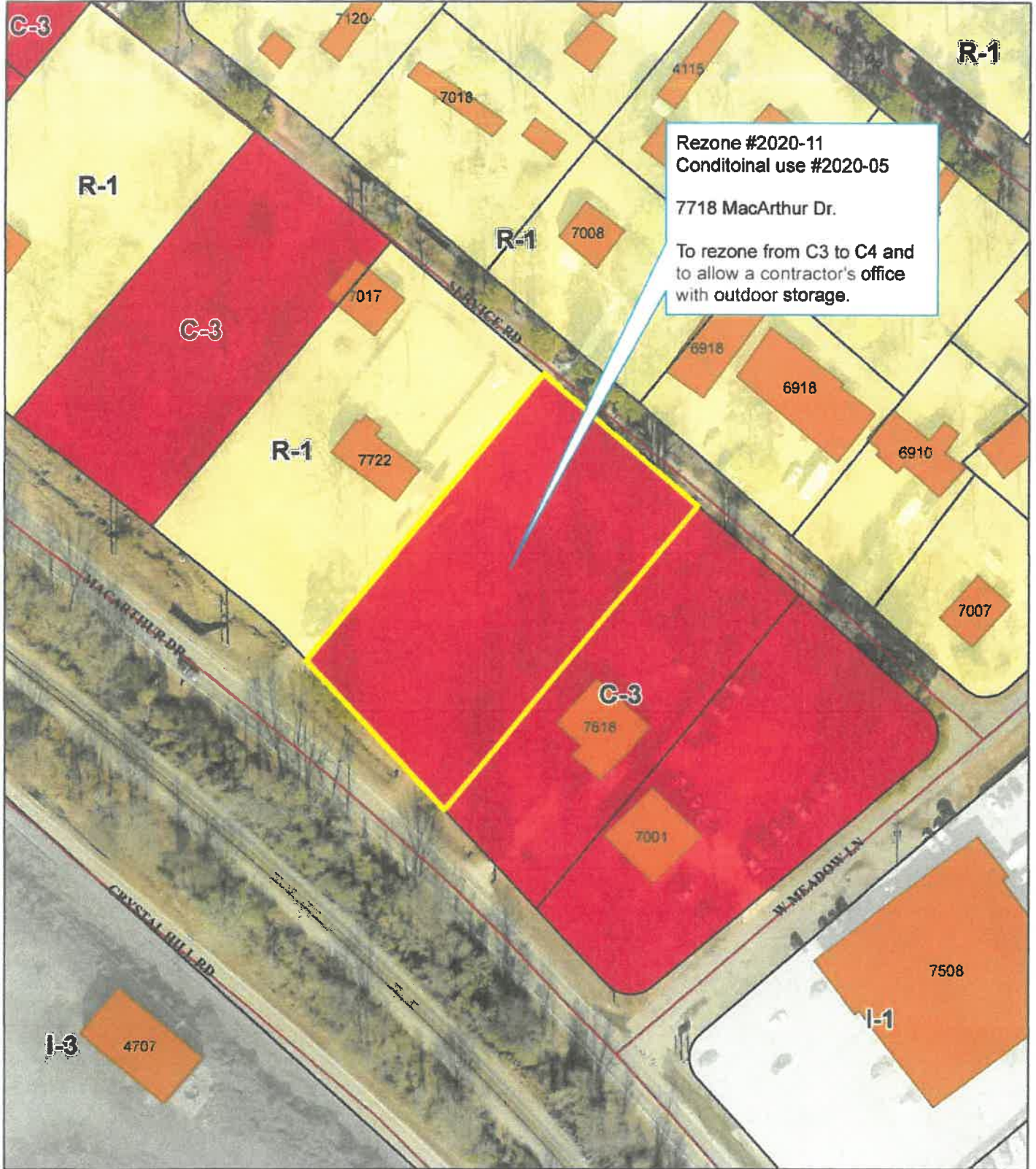
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

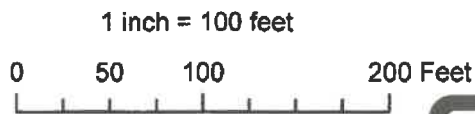
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|--|----------------------|------|-------|------|
| FILED | <u>10:50</u> | A.M. | _____ | P.M. |
| By | <u>Amy Fields CA</u> | | | |
| DATE | <u>9-8-20</u> | | | |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas | | | | |
| RECEIVED BY | _____ | | | |

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

Rezone Case #2020-11 & Conditional Use #2020-05



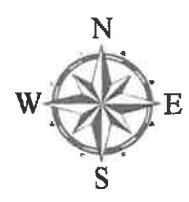
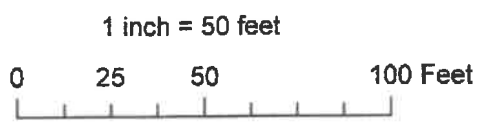
Rezone #2020-11
Conditional use #2020-05
7718 MacArthur Dr.
To rezone from C3 to C4 and
to allow a contractor's office
with outdoor storage.



Date: 6/26/2020



Rezone Case #2020-11 & Conditional Use #2020-05



Date: 6/26/2020

