

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CAR LOT IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3605 HIGHWAY 161 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Big Rock Wholesale seeking a conditional use for property located at 3605 Highway 161 to allow a car lot in a C4 zone, which application was duly considered and approved (6 affirmative votes, 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on October 8, 2019.

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 lot in a C4 zone for the subject real property located at 3605 Highway 161 in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PART S1/2NE SE W OF HIGHWAY161 BEGINNING 175'E OF NW CORNER E295 3'TO W LINE HIGHWAY SW ON HIGHWAY 206'N45*56'W245'TO BEGINNING 20 2N 11W & ALL THAT PART S1/2 S1/2 N1/2 NE SE LYING WEST HIGHWAY 20 2N 11W (See maps attached hereto as Exhibit A.)

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

1. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
2. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
3. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
4. Vehicle sales lot shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
5. Car display area restricted to area indicated on the map. Maximum of 20 vehicles per the ratio of one vehicle per every 450 square feet of car display area. This ratio shall include sales, employee, and customer vehicles.
6. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
7. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall met the standards of the City Engineer. Sales

vehicles shall not be displayed on grass or gravel surfaces. Auto storage and car display prohibited in rear of property.

8. All signage shall meet the requirements of Article 14 of the Zoning Ordinance.
9. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
10. Vehicle sales lot shall be maintained at all times.
11. Sales vehicles shall be locked and secured after business hours.
12. Sales vehicles shall not be used as storage.
13. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
14. Business License to be issued after Planning Staff confirmation of requirements.
15. 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 lot 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:


Council Member Debi Ross 

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

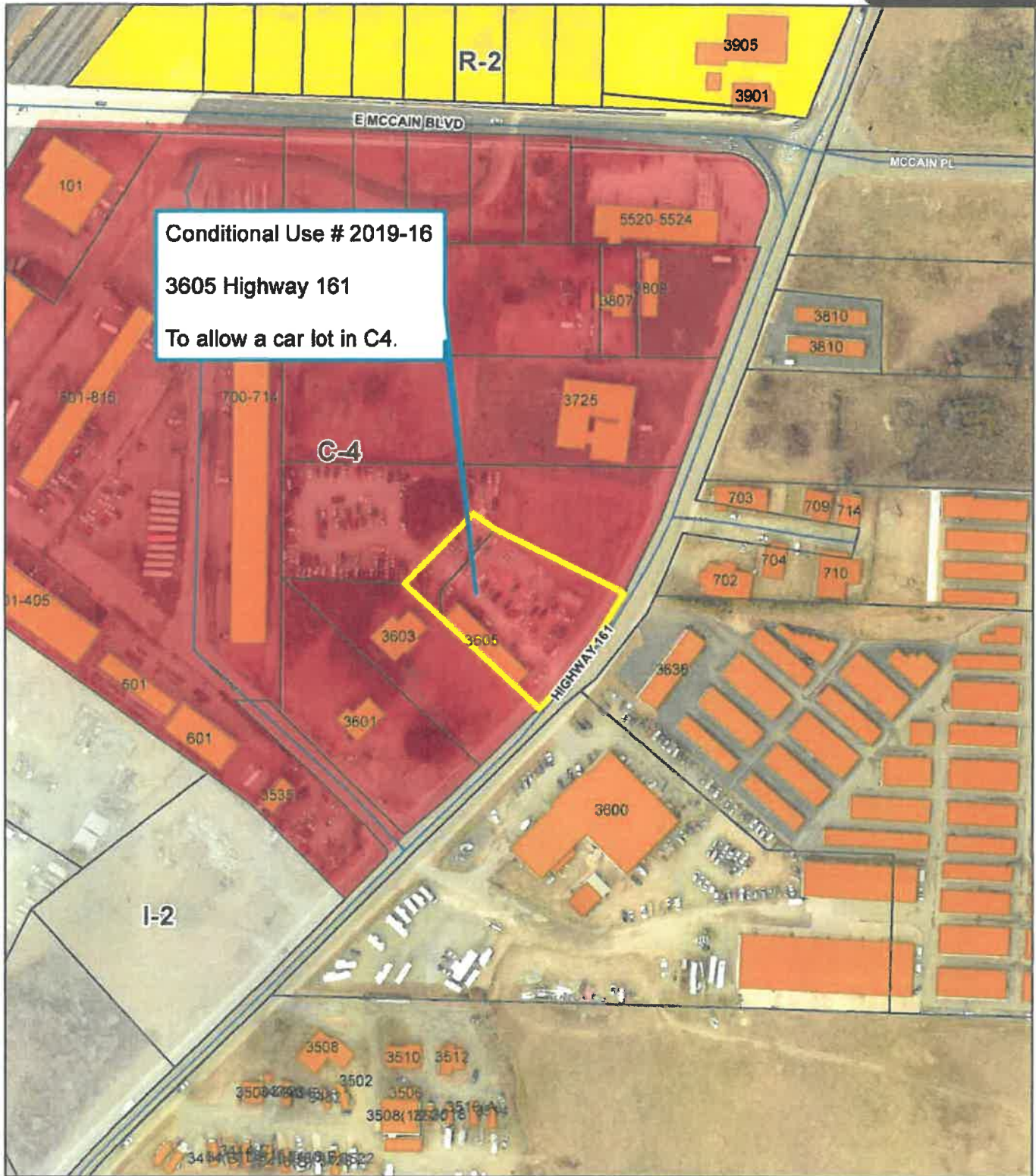
By A. Fields

DATE 9-22-20

**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY S. Hsery

Conditional Use # 2019-16



Conditional Use # 2019-16
 3605 Highway 161
 To allow a car lot in C4.



Zoning Map

1 inch = 200 feet



Conditional Use # 2019-16



Ortho Map

1 inch = 50 feet



Date: 9/27/2019

Map is not to survey accuracy