

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW SCHOOL BUS PARKING AND AN ABOVE GROUND FUEL TANK IN AN I-1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7508 MacARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Ronnie Edmondson and Ms. Christine Edmondson, Arkansas Silver Recovery Company, Inc., 10714 MacArthur Drive, North Little Rock, AR 72118, seeking a special use of land located at 7508 MacArthur Drive to allow school bus parking and an above ground fuel tank (see request attached hereto as Exhibit "A"); and

WHEREAS, the request has not gone before the Planning Commission, but proper notice has been given to property owners within 200 feet of the subject location, publication in a local paper and posting of a sign at the site.

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

SECTION 1: That a special use is approved for school bus parking and an above ground fuel tank in an I-1 zone for the subject real property located 7508 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lots A-D and 26-34, Meadowlane Acres Addition, Pulaski County, Arkansas.
(See Exhibits "B", "C" and "D" attached hereto.)

SECTION 2: That this special use shall be subject to the following:

- a) Applicant must meet all applicable Federal, State, County and City requirements.
- b) 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.
- c) Tank installation must be in accordance with the 2012 Arkansas Fire Prevention Code, Chapter 23 and/or 57, NFPA 30, 2012 Edition and NFPA 30A, 2012 Edition.
- d) Accurate site plan and associated documents must be reviewed by NLR Fire Marshal's Office and then submitted to the State Fire Marshal for final approval.
- e) A building permit is required for the canopy and fuel station.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 outside parking of school buses will not interfere with other development in the area and is comparable to previous uses of the subject property; that the special use of the above-described land 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:

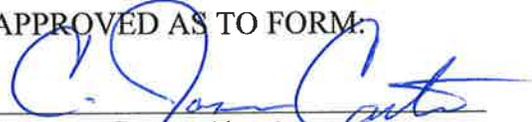
FOR CONSIDERATION ONLY:



Mayor Joe A. Smith *490*

Diane Whitbey, City Clerk

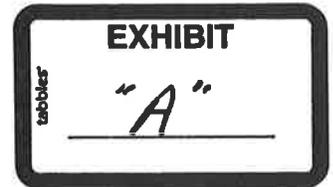
APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:39</u>	A.M.	_____	P.M.
By	<u>City Atty Carter</u>			
DATE	<u>5-3-16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>J. Marshall</u>			



ARKANSAS SILVER RECOVERY COMPANY, INC.
REFINING AND SMELTING
10714 MacArthur Drive
North Little Rock, Arkansas 72118
(501) 851-1237

Ronnie Edmondson
President

April 19, 2016

North Little Rock Planning
Commission
120 Main Street
North Little Rock, AR 72118

Re: Request for Conditional Use Permit

Ladies and Gentlemen:

We, Ronnie and Christine Edmondson ("Property Owners") are requesting a conditional use permit to allow Pulaski County Special School District ("PCSSD") to obtain permission for outside parking of school buses at this facility. This location is currently Zoned I1.

There will be approximately 120 buses parked at the facility. They will have approximately 90 bus drivers/bus aides. The hours the buses will run will be 5:30 a.m. thru 8:30 am and 1:30 pm- 5:30 p.m. Monday thru Friday. PCSSD will maintain eight (8) office staff and mechanics, with hours of operation 8 a.m.-5:30 a.m. Monday thru Friday.

PCSSD has occupied the property since November 2016, making improvements to the inside offices. PCSSD has provided an attachment showing parking and placement of the buses.

We feel that this is an intended use of the facility, since it has been a trucking facility in the past. I am sure PCSSD will be good neighbors in the area and bring a positive financial impact to the community.

Respectfully submitted,

Handwritten signature of Ronnie Edmondson in black ink.

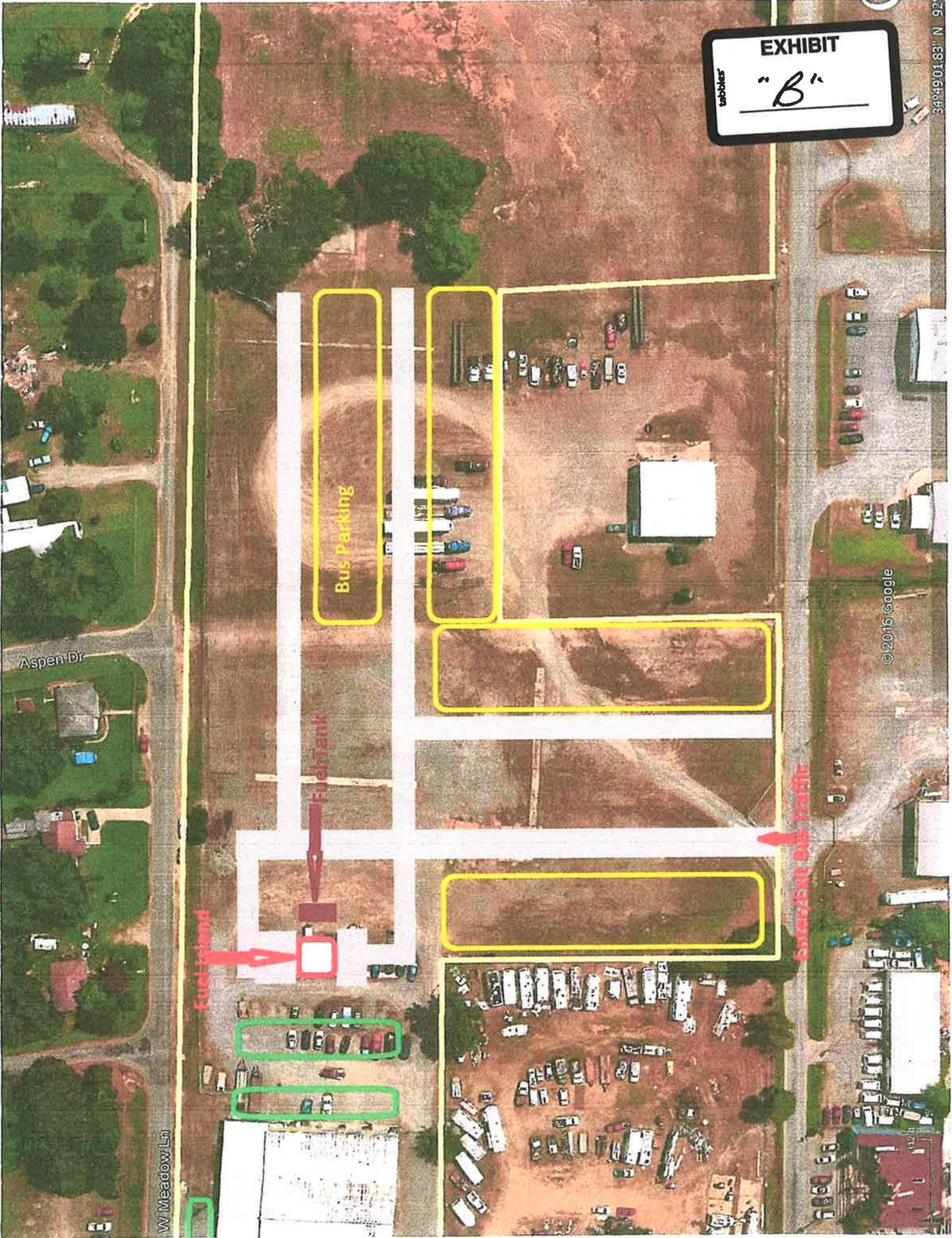
Ronnie Edmondson

Handwritten signature of Christine Edmondson in black ink.

Christine Edmondson

EXHIBIT
"B"
tabbles

34°49'01.83" N 92°



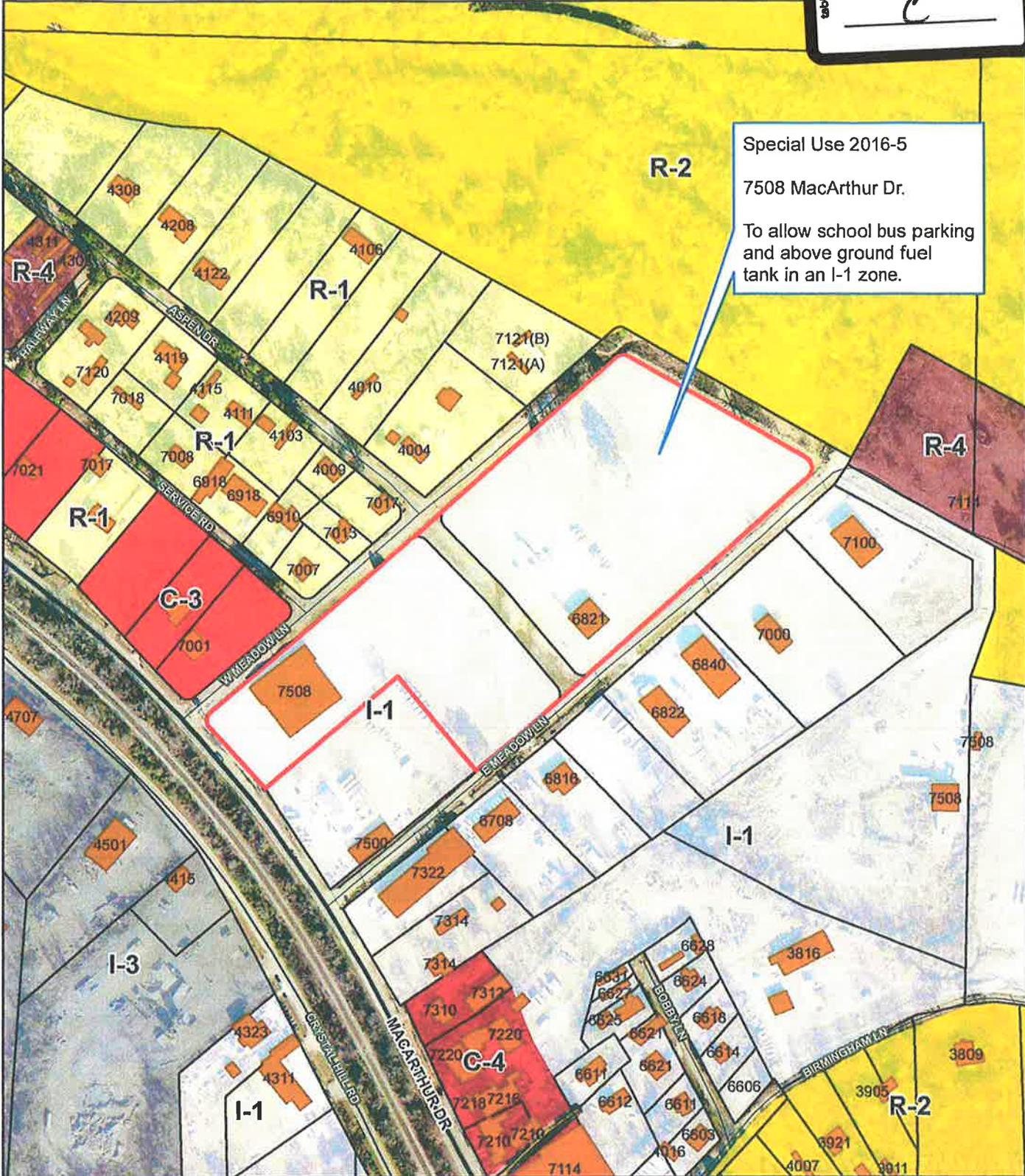
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W Meadow Ln

Aspen Dr

Special Use #2016-5

EXHIBIT
"c"
tabbies



Zoning Map

1 inch = 300 feet



Date: 4/21/2016

Not an actual survey

Special Use #2016-5

EXHIBIT

tabbles

5"



Ortho Map

1 inch = 200 feet



Date: 4/21/2016

Not an actual survey