

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 8506 WHICH GRANTED A CONDITIONAL USE TO ALLOW THE SALE OF VEHICLES AND TRAILERS IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 201 INMON DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance No. 8506, adopted January 28, 2013, granted a conditional use to allow the sale of vehicles and trailers in a C-4 zone for property located at 201 Inmon Drive, more particularly described as follows: Lot 1, Kenbrook Addition to the City of North Little Rock, Pulaski County, Arkansas (see Exhibit "A" attached hereto); and

WHEREAS, owner of the subject property, Mr. Ken Brockington, 7830 Hwy. 70, North Little Rock, Arkansas 72117, wishes to set up the sales lot and has requested an amendment to certain conditions in Ordinance No. 8506 for landscaping, irrigation and street light.

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

SECTION 1: That Section 2 of Ordinance No. 8506 enumerating conditions for this conditional use is hereby amended as follows:

Editor's Note: Deleted text denoted by ~~strikethrough~~.

- a) Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
- b) Allow the existing front yard fence, as it was previously approved by the Planning Commission in 2004.
- c) Allow the lot to be gravel, as it was previously approved by the Planning Commission in 2004. If the current tenant is operating after six (6) months, the lot must be paved.
- d) ~~Provide landscaping, irrigation and street light as required by the Site Plan Review process. A bond will be required from the landowner for these items. Bonded items to be installed by February 28, 2013. (Note: Bond has been received and placed in applicant's file.)~~
- d) The vehicle sales lot shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
- e) There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. The number of vehicles permitted

on this lot shall be 125. If the lot is used for truck/tractor sales, the maximum number of vehicles on the lot shall be 30.

- f) 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.
- g) Sales vehicles shall not be displayed on grass surfaces.
- h) All signage shall meet the requirements of Article 14 of the zoning ordinance.
- i) No inoperable or wrecked vehicles shall be stored or sold from the sales lot. The vehicle sales lot shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
- j) The vehicle sales lot shall be maintained at all times.
- k) Sales vehicles shall be locked and secured after business hours.
- l) Sales vehicles shall not be used as storage.
- m) Business license to be issued after Planning Staff confirmation of requirements.
- n) Business license holder understands that failure to comply with these conditions may result in loss of the Special 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 a sales lot for vehicles and trailers is compatible with other businesses in the area and that the herein amendment to the conditional use of the above-described land to waive landscaping will not be a detriment to the aesthetic appearance of the area and 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

SPONSORS:

Joe A. Smith
Mayor Joe A. Smith

Maurice Taylor
Alderman Maurice Taylor

Linda Robinson
Alderman Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

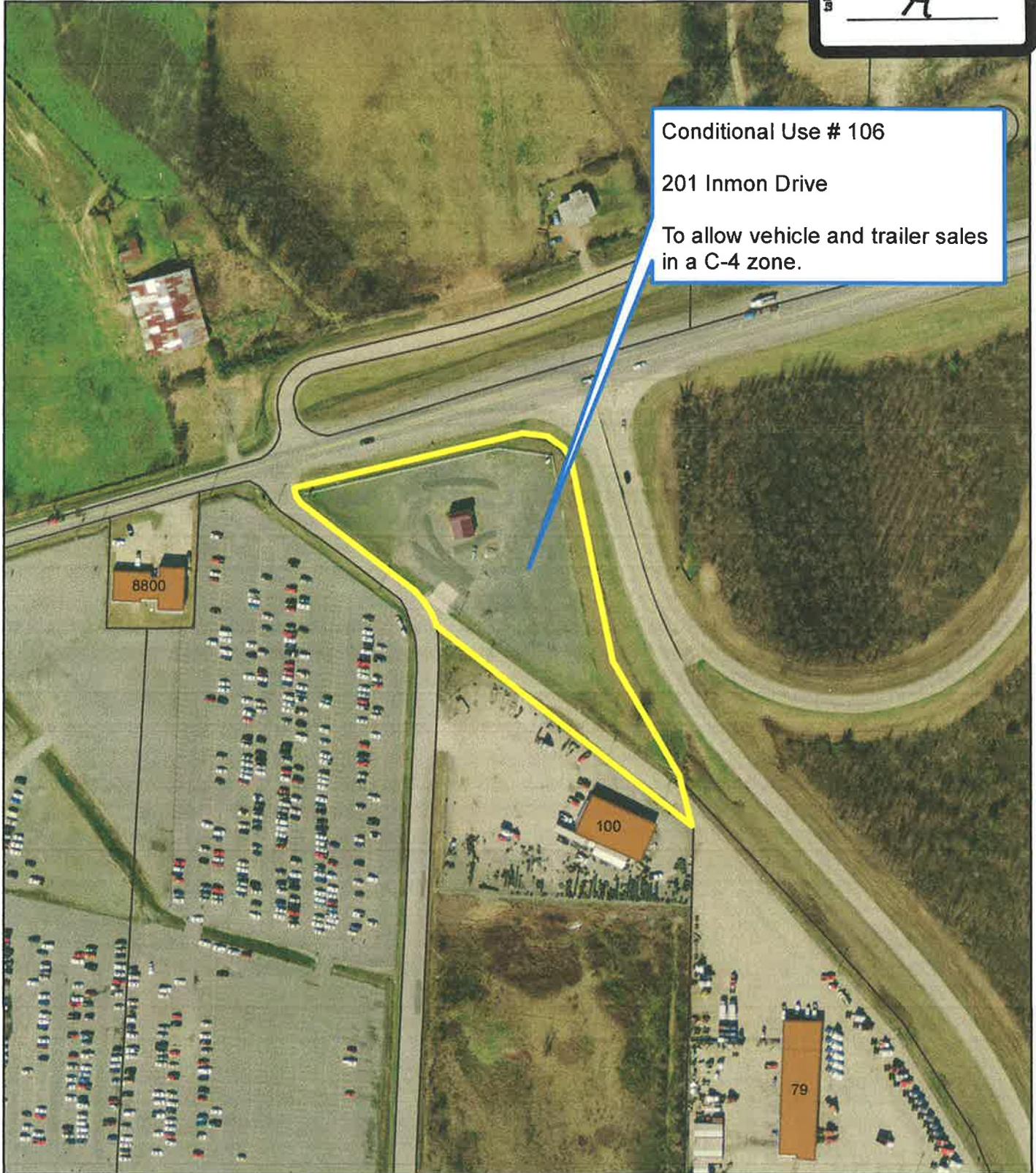
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:35</u>	A.M.	_____	P.M.
By	<u>City Atty Carter</u>			
DATE	<u>8-16-16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>Ko Thomas</u>			

Conditional Use # 106

EXHIBIT
"A"

Conditional Use # 106
201 Inmon Drive
To allow vehicle and trailer sales
in a C-4 zone.



Ortho Map

1 inch = 200 feet

