

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A RETAIL HOME IMPROVEMENT STORE IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 9800 WHITE OAK CROSSING IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 9800 White Oak Crossing to allow a retail home improvement store in an I2 zone, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on January 13, 2026 (see letter from Mr. Pownall attached hereto as Exhibit A).

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 retail home improvement store in an I2 zone for the subject real property located at 9800 White Oak Crossing in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 3 of the White Oak Crossing Commercial Park Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit B).

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

1. Seasonal garden sales are allowed within the parking lot. The placement of the seasonal garden sales area(s) shall not block fire lane(s) or ingress/egress.
2. Outdoor seasonal garden sales may not encroach into required access drives and/or driveways.
3. The placement of an 8-foot chain link fence is allowed within the side yard around the outdoor sales area.
4. Reduced screening is allowed on the southern and eastern perimeter adjacent to the C4 zoned property.
5. All signs must comply with Article Fourteen of the North Little Rock Zoning Ordinance.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. 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.
8. Business license to be issued after Planning Staff confirmation of requirements.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 conditional use as described herein is compatible with other businesses in 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 Terry C. Hartwick

SPONSOR:

ATTEST:

Steve Baxter
Council Member Steve Baxter *by AF*

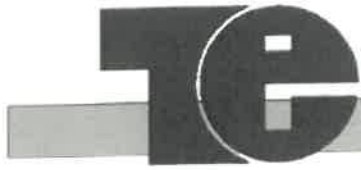
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:44</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>2-3-26</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



THOMAS ENGINEERING COMPANY

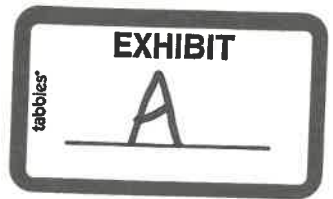
civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463



November 25, 2025

Ms. Donna James
Assistant Planning Director
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

RE: Site Plan Review, Plat, & Conditional Use
Ace Hardware
Lot 3, White Oak Crossing Commercial Park

Dear Ms. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on January 13th, 2025, Planning Commission Meeting Agenda. Ace Hardware is proposing to plat the lot and develop as shown on the Site Plan.

We request a Conditional Use for the following:

1. Allow outdoor display and sales.
2. Allow 8' chain link fence around outdoor sales area.
3. All reduced screening the east C4 zoned property.

Enclosed please find a check for the review fee in the amount of \$450.00.

If you have any questions, please give me a call.

Sincerely,

Thomas R. Pownall, P.E.
Vice President

Conditional Use # 2026-01

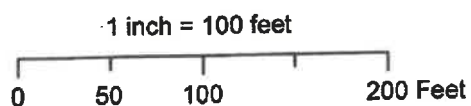
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EXHIBIT

B



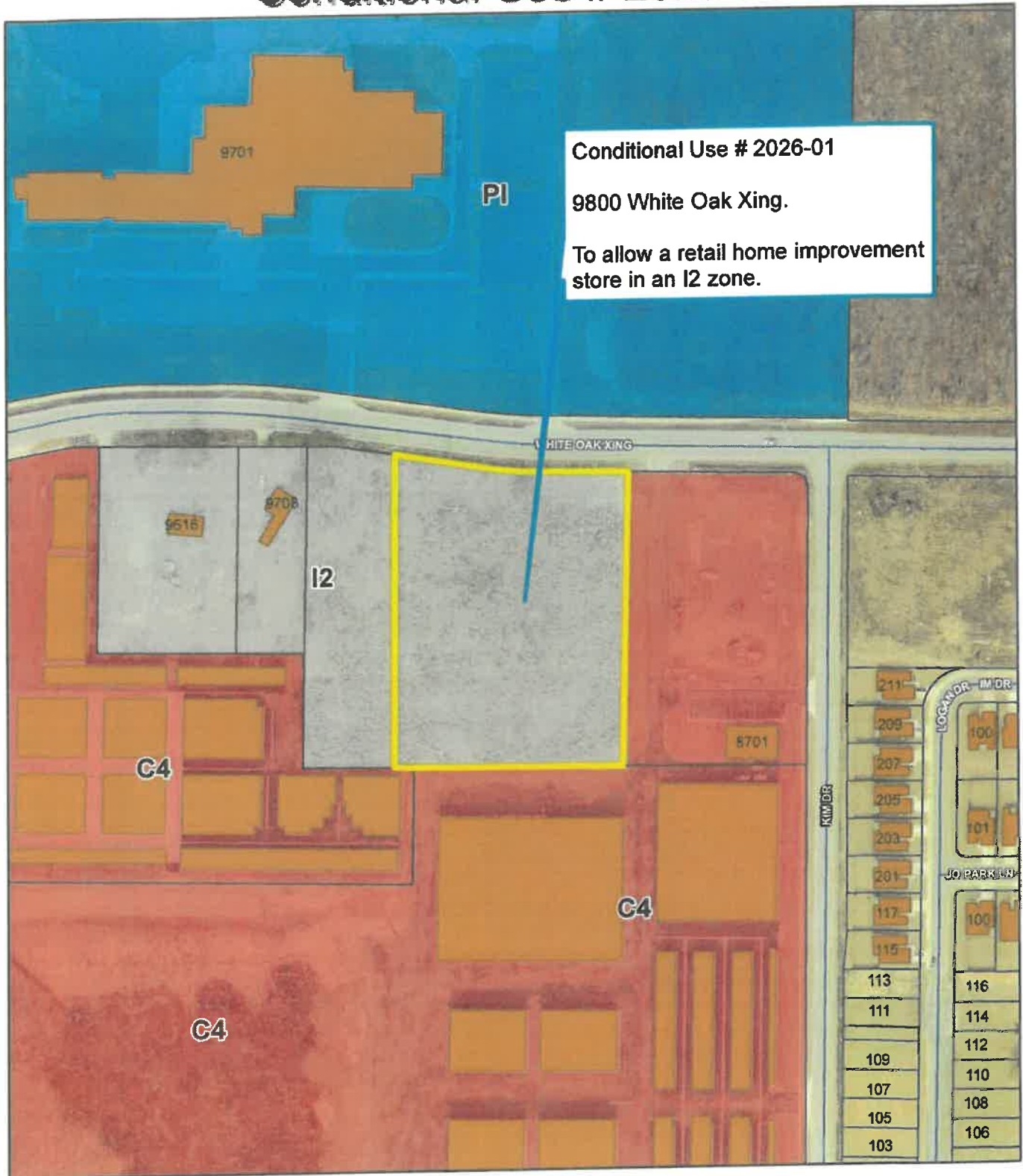
Ortho Map



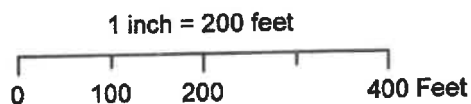
Date: 12/30/2025

Map is not to survey accuracy

Conditional Use # 2026-01



Zoning Map



Date: 12/30/2025

Map is not to survey accuracy

