O-20-77

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A TIRE SHOP IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 11921 MAUMELLE BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Lemons Engineering, 324 Cherry Street, Cabot, Arkansas 72023, seeking a conditional use for property located at 11921 Maumelle Boulevard to allow a tire shop in a C3 zone, which application was duly considered and approved (8 affirmative votes, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on August 11, 2020.

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 tire shop in a C3 zone for the subject real property located at 11921 Maumelle Boulevard in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 11 of the Wal-Mart Commercial Addition in the City of North Little Rock, Pulaski County, Arkansas. (See maps attached hereto as Exhibit A.)

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

1. Hours of operation: 6AM – 6PM; Monday – Sunday.
2. Meet the requirements of the Site Plan Review.
3. Allow two shipping containers to be used for storage.
4. The shipping containers are to be screened with splitface concrete blocks.
5. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.
6. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferable in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
7. No tires can be displayed outside after business hours.
8. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
9. Store no more than 100 tires per 1,500 square feet of inside storage space.
10. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
11. Vehicles are only to be repaired/maintained inside the buildings.
12. No outdoor PA/music permitted.
13. Applicant must meet all applicable Federal, State, County, and City requirements.

14. Business license to be issued after Planning Staff confirmation of requirements.
15. Applicant/owner 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 tire shop 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:

Steve Baxter

Council Member Steve Baxter

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

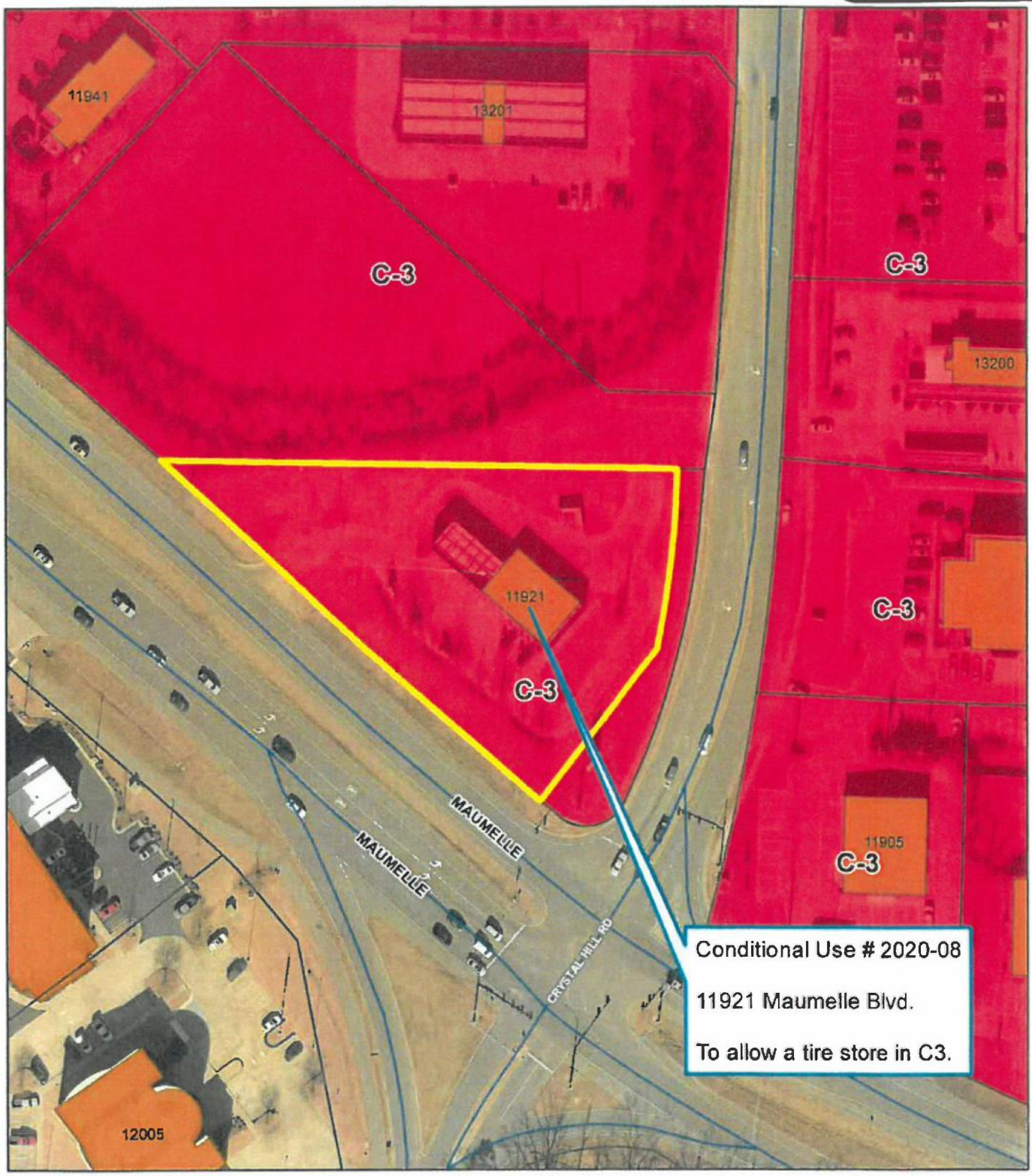
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:15 A.M. _____ P.M.
By Amy Fields CA
DATE 8-18-20
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY _____

EXHIBIT

A

Conditional Use # 2020-08



Zoning Map

1 inch = 100 feet

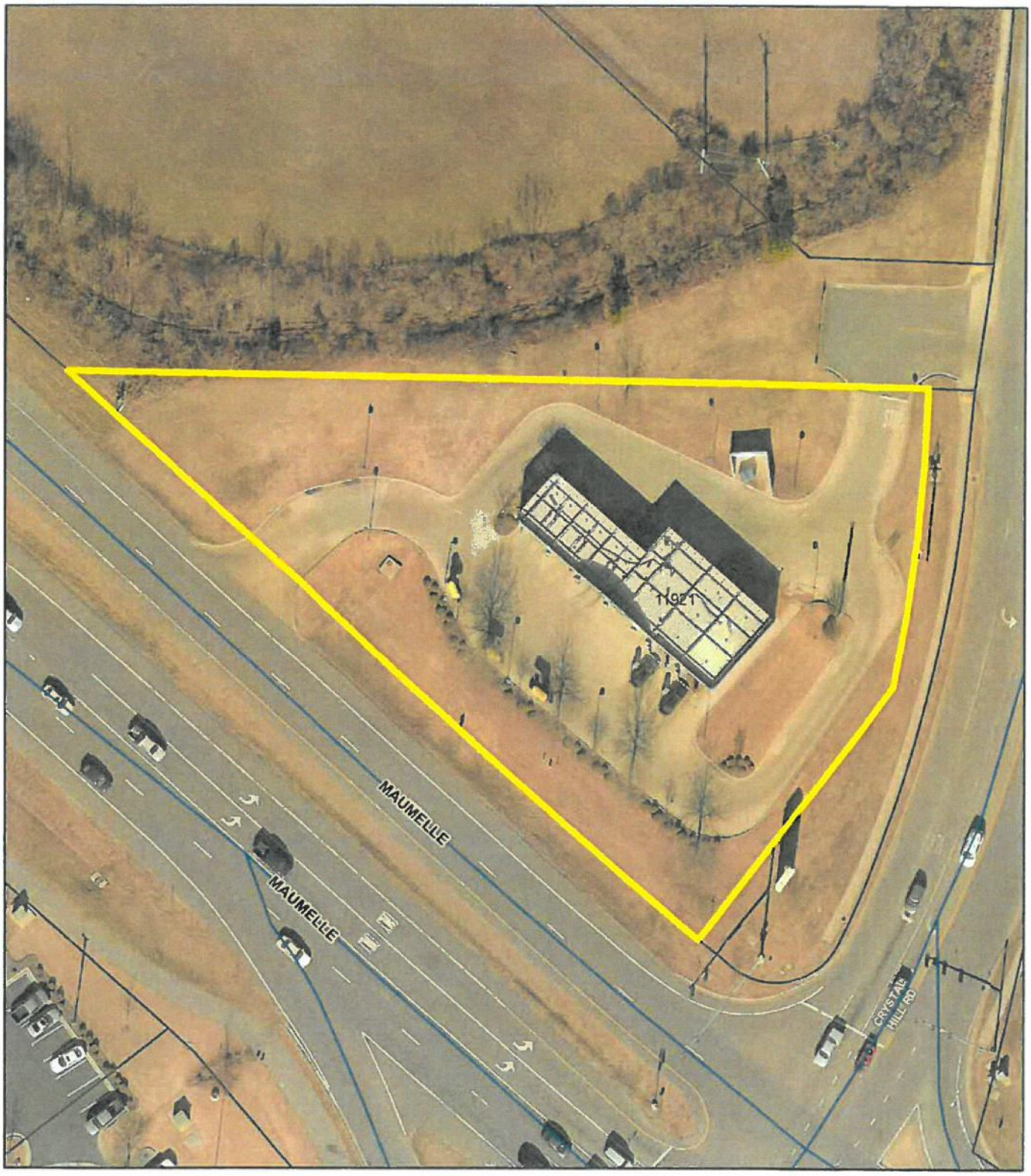
0 50 100 200 Feet

N W E S

Date: 7/2/2020

Map is not to survey accuracy

Conditional Use # 2020-08



Ortho Map

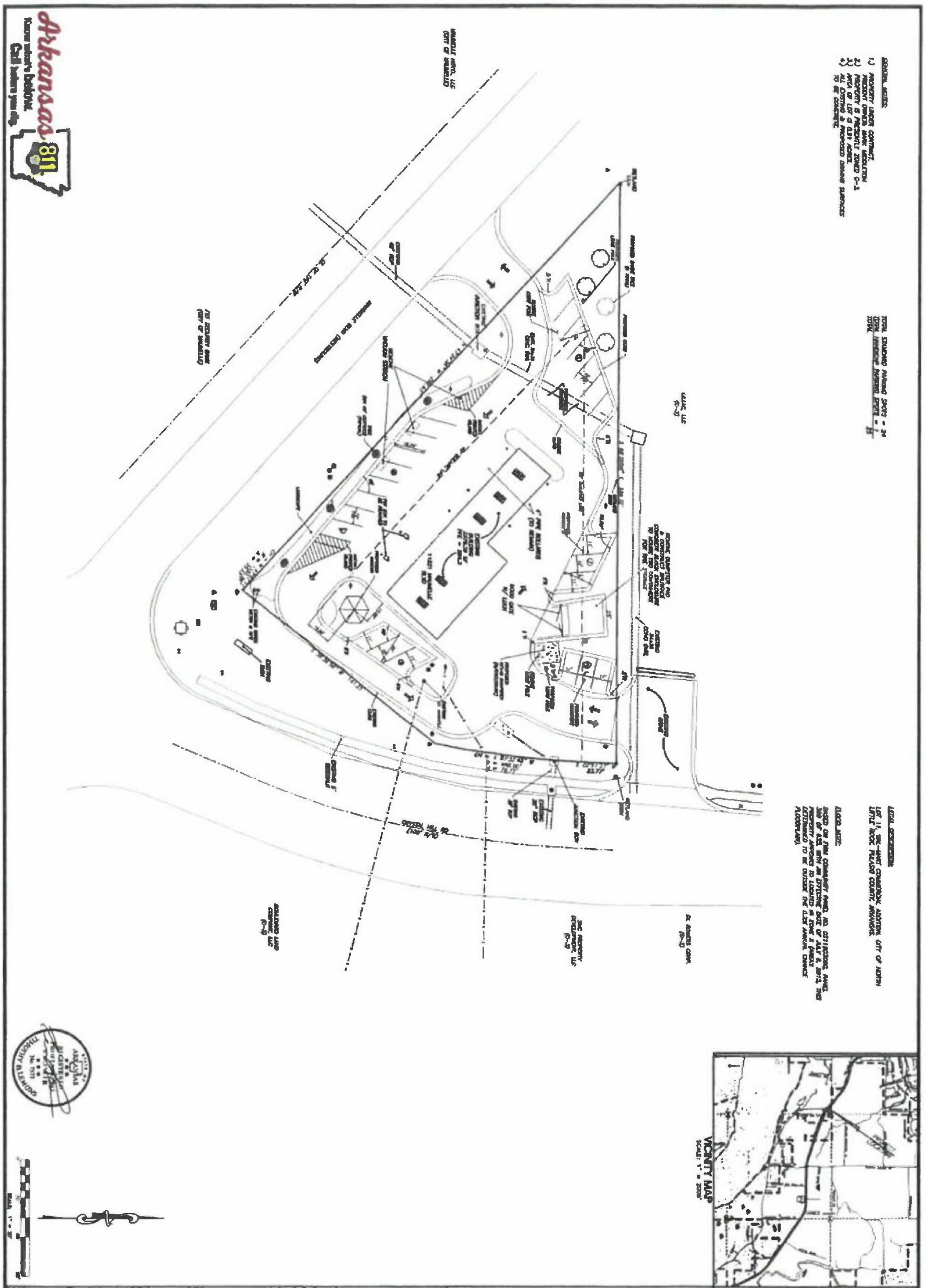
1 inch = 60 feet

0 30 60 120 Feet

N W E S

Date: 7/28/2020

Map is not to survey accuracy



Prepared for:	Minghai Wang 200 Dakota Street Cabot, Arkansas 72023
Sheet	1 of 1

SITE PLAN REVIEW
LOT 11, WAL-MART COMMERCIAL ADDITION
11921 Maumelle BLVD
City of North Little Rock, Pulaski County, Arkansas

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WATER • SEWER • TRANSPORTATION • SUBDIVISIONS