O-20-76

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A MINOR AUTO REPAIR 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 minor auto repair 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 minor auto repair 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 Site Plan Review.
3. Vehicles not allowed to be left outside overnight.
4. Any structures located on the lot shall meet all applicable Federal, State, County, City Requirements and Codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 minor auto repair 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

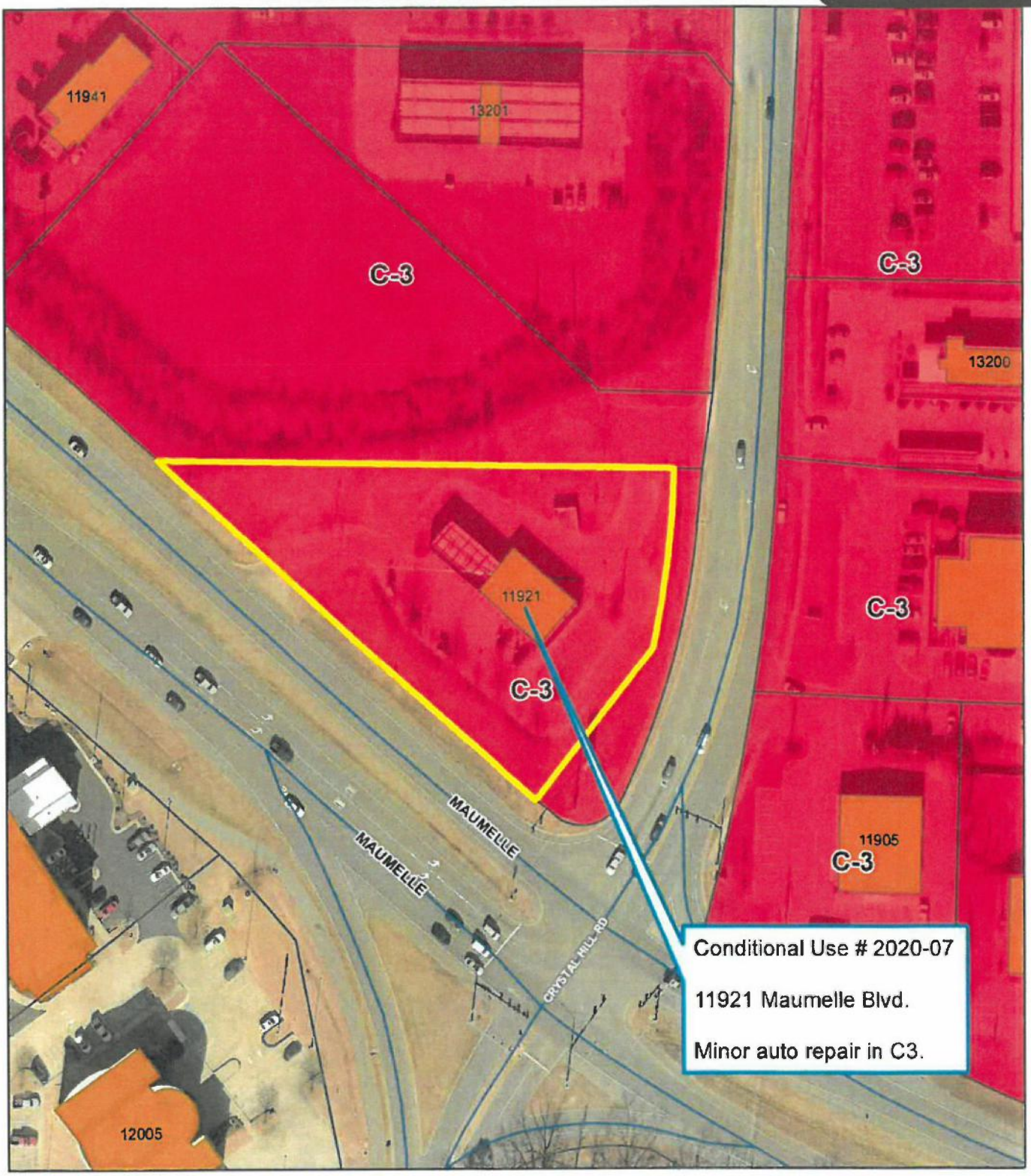
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY _____

EXHIBIT

A

Conditional Use # 2020-07



Zoning Map

1 inch = 100 feet

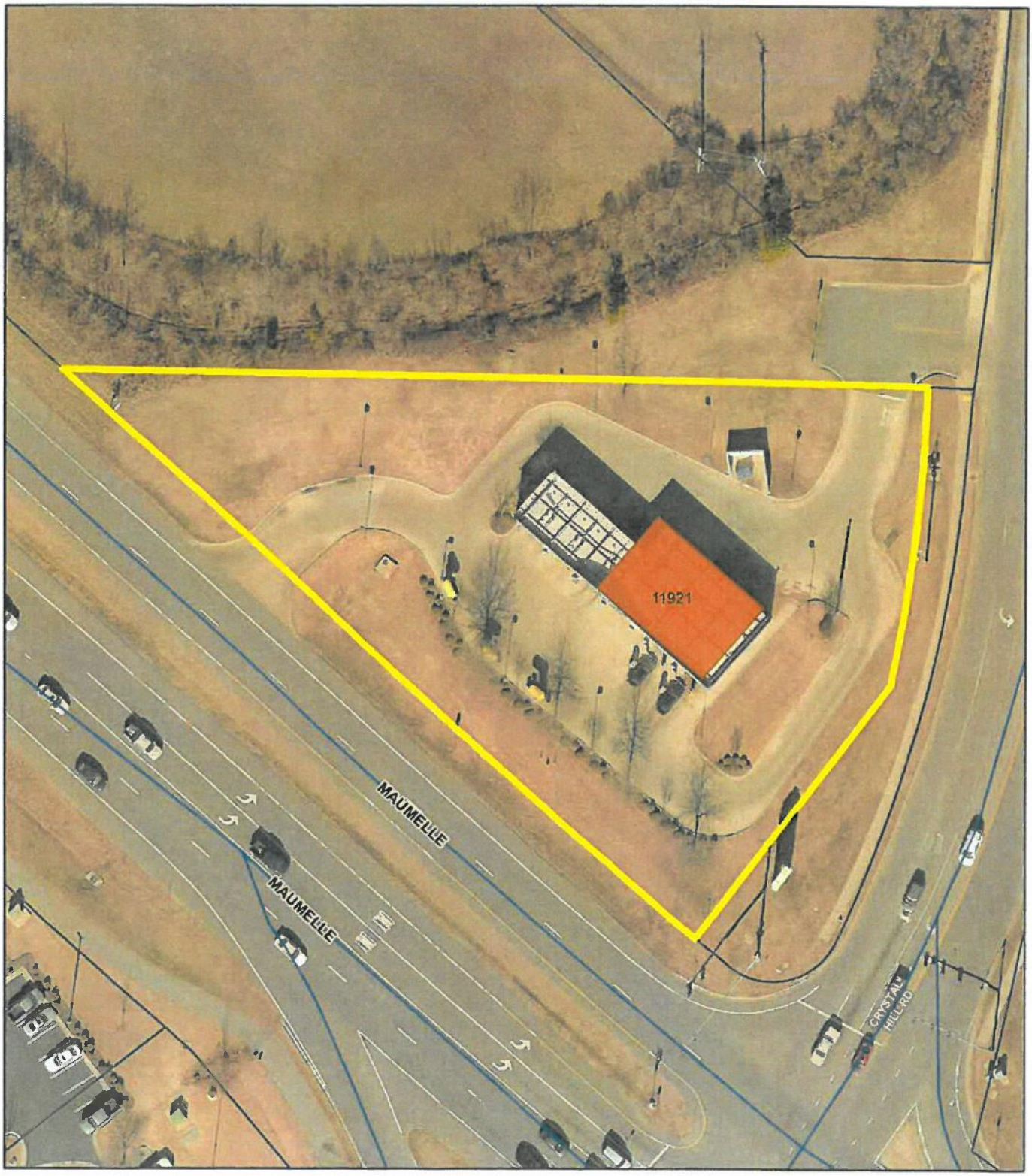
0 50 100 200 Feet

N W E S

Date: 7/2/2020

Map is not to survey accuracy

Conditional Use # 2020-07



Ortho Map

1 inch = 60 feet

0 30 60 120 Feet

N W E S

Date: 7/2/2020

Map is not to survey accuracy

GENERAL NOTES:

1.) PROPERTY UNDER CONTRACT, PRESENT OWNER: MARK MIDDLETON
2.) PROPERTY IS PRESENTLY ZONED C-3.
3.) AREA OF LOT IS 0.91 ACRES.
4.) ALL EXISTING & PROPOSED DRIVING SURFACES TO BE CONCRETE.

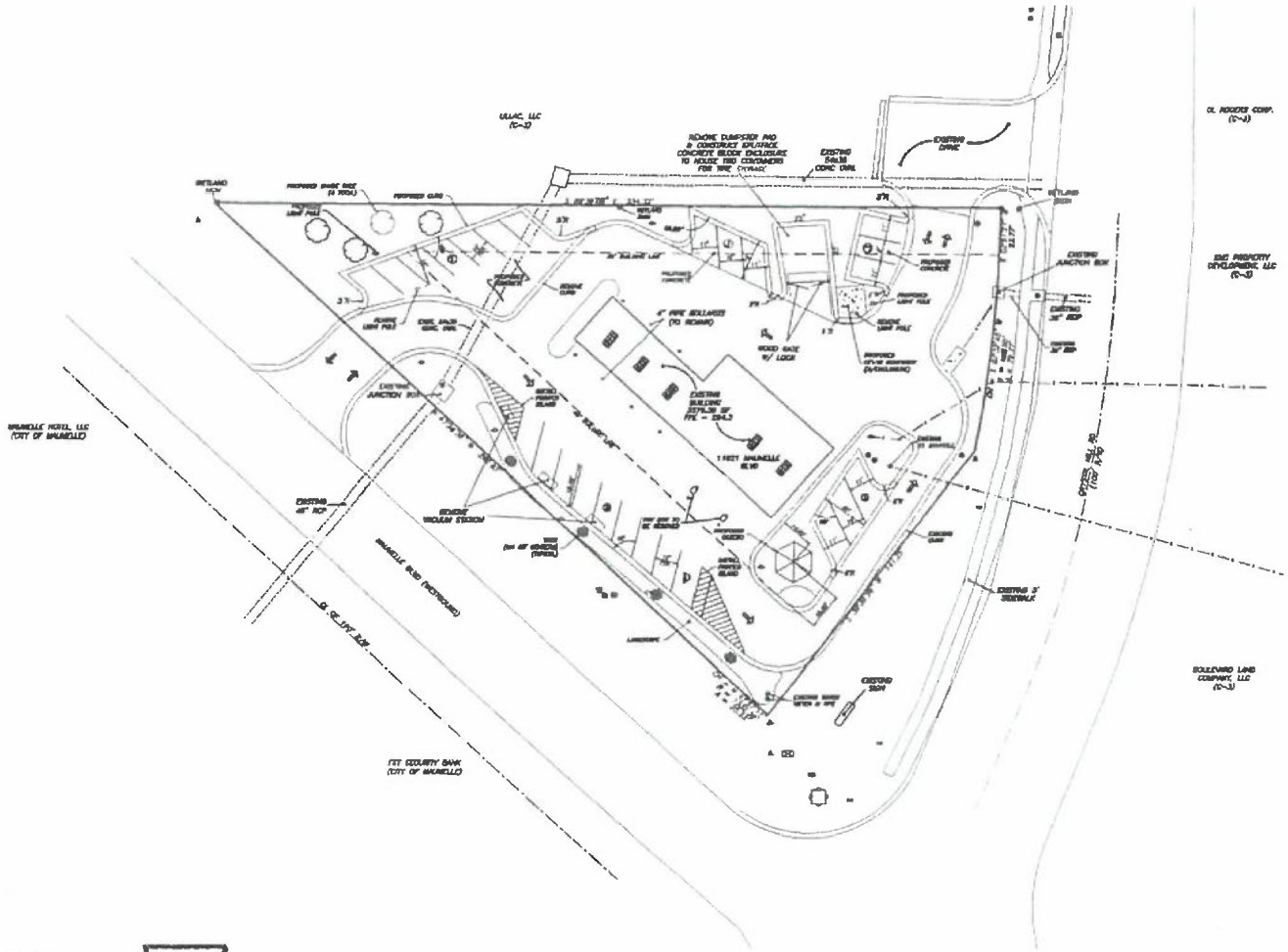
TOTAL STANDARD PARKING SPOTS = 24
TOTAL HANDICAP PARKING SPOTS = 1
TOTAL 25

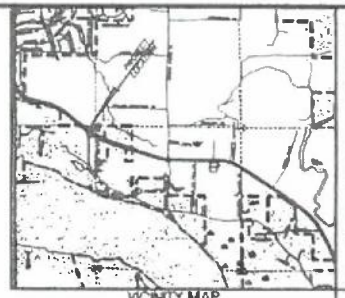
LEGAL DESCRIPTION:

LOT 11, WAL-MART COMMERCIAL ADDITION, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

FLOOD NOTE:

BASED ON FIRM COMMUNITY PANEL NO. 05119C0320G, PANEL 320 OF 825, WITH AN EFFECTIVE DATE OF JULY 6, 2015, THIS PROPERTY APPEARS TO LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).





LEMONS ENGINEERING CONSULTANTS, INC.
209 CHERRY STREET
CABOT, ARKANSAS 72023
(501) 843-3131 (501) 941-0059
ENGINEERING + SURVEYING
WATER • SEWER • TRANSPORTATION • SUBDIVISIONS

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

Mingholt Trang
200 Dakota Street
Cabot, Arkansas 72023

No.	Date	Revision
1		
2		
3		
4		
5		

Job No.	20-033
Date	JUNE 2020
Drawn By	
Checked By	
Scale	1" = 1'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7171
TIMOTHY B. LEMONS

SCALE: 1" = 20'

Arkansas 811
Know what's below. Call before you dig.