O-21-54

ORDINANCE NO._____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PARKING LOT IN AN R3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 921 NORTH F STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Nelson Watson, 1019 North E Street, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 921 North F Street to allow a parking lot in an R3 zone, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on September 10, 2019.

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 parking lot in an R3 zone for the subject real property located at 921 North F Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1 of Block 17 of the Dixie Subdivision of 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. Provide a paved parking lot. Paving to meet City Engineer Standards.
2. Provide sidewalks.
3. Provide a 6 foot landscape strip between parking lot and property line.
4. Provide 2 street trees along F Street and 3 street trees along East 10th Street.
5. Provide parking lot shade trees (1 tree per 6 spaces).
6. Provide a continuous screen of shrubs in the landscape strip around the parking.
7. Provide 8 foot wood privacy fence adjacent to residential use or zone. Fence not to extend past the front building line of the adjacent house.
8. Nearest edge of driveway on East 10th Street must be at least 40 feet perpendicular to the nearest street edge.
9. Applicant to submit for commercial plans review in order to obtain a permit for the parking lot.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Linda Robinson

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

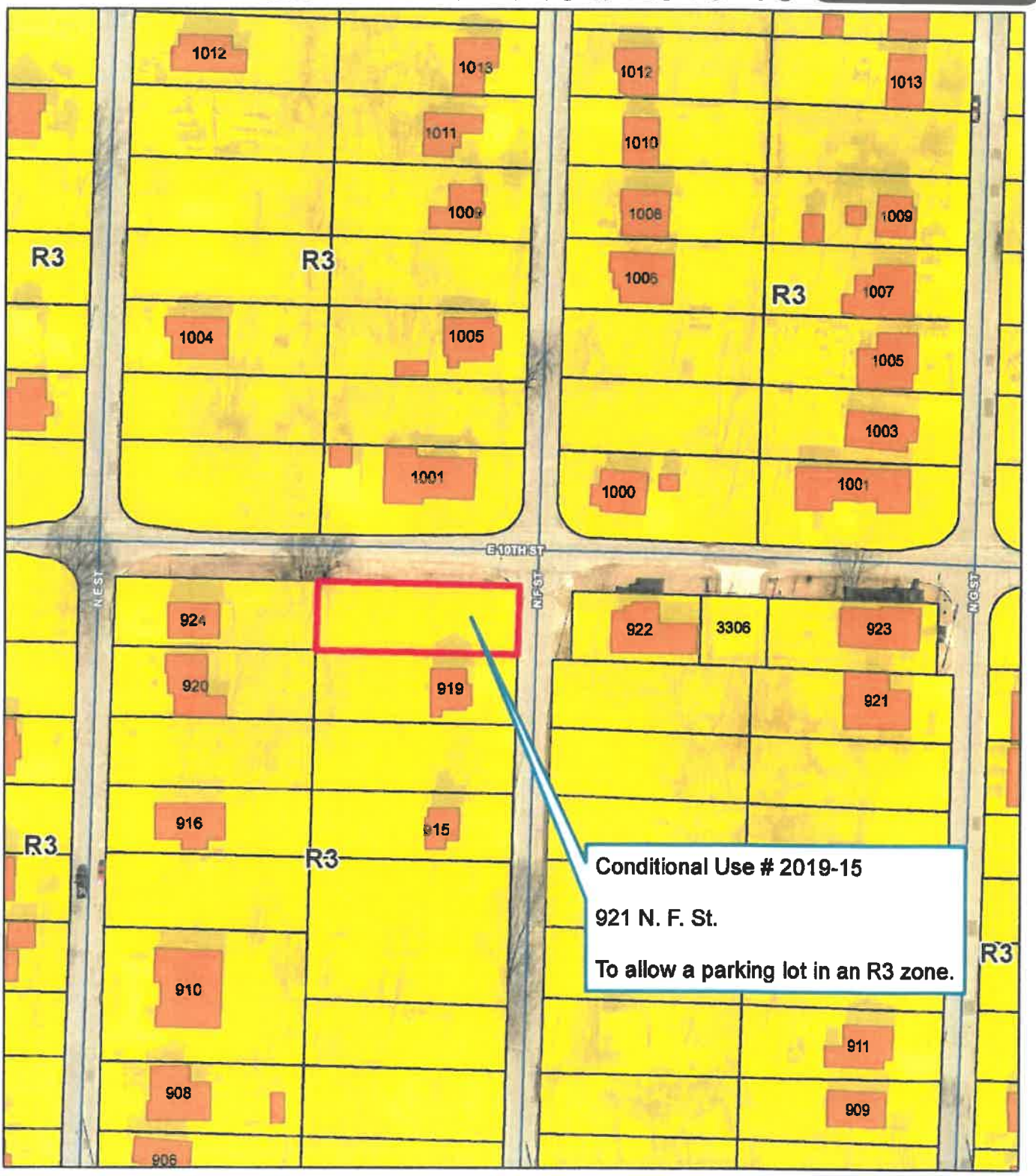
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:05 A.M. _____ P.M.
By Amy Fields
DATE 6-8-21
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Usery

EXHIBIT A

Conditional Use # 2019-15



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 5/21/2021

Map is not to survey accuracy

Conditional Use # 2019-15

Ortho Map

1 inch = 40 feet

0 20 40 80 Feet

N W E S

Date: 5/21/2021

Map is not to survey accuracy