O-21-53

ORDINANCE NO._____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW OUTDOOR AUTOMOBILE STORAGE IN AN I1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 514 SMOKEY LANE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Phillip Lewis Engineering, 2701 Kavanaugh Boulevard, Little Rock, Arkansas 72205, seeking a conditional use for property located at 514 Smokey Lane to allow outdoor automobile storage in an I1 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 March 10, 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 outdoor automobile storage in an I1 zone for the subject real property located at 514 Smokey Lane in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1 of the McLarty Automotive Group East Annex of the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A.)

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

1. Meet the requirements of Site Plan Review
2. 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.
3. Full buffer (trees every 20 feet and an opaque screen) required between R4 zoning to the east.
4. No storage of wrecked vehicles allowed.
5. Parking lot and any future structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
6. Failure to comply with these conditions may result in loss of the Conditional Use 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 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:

Charlie Hight

Council Member Charlie Hight

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

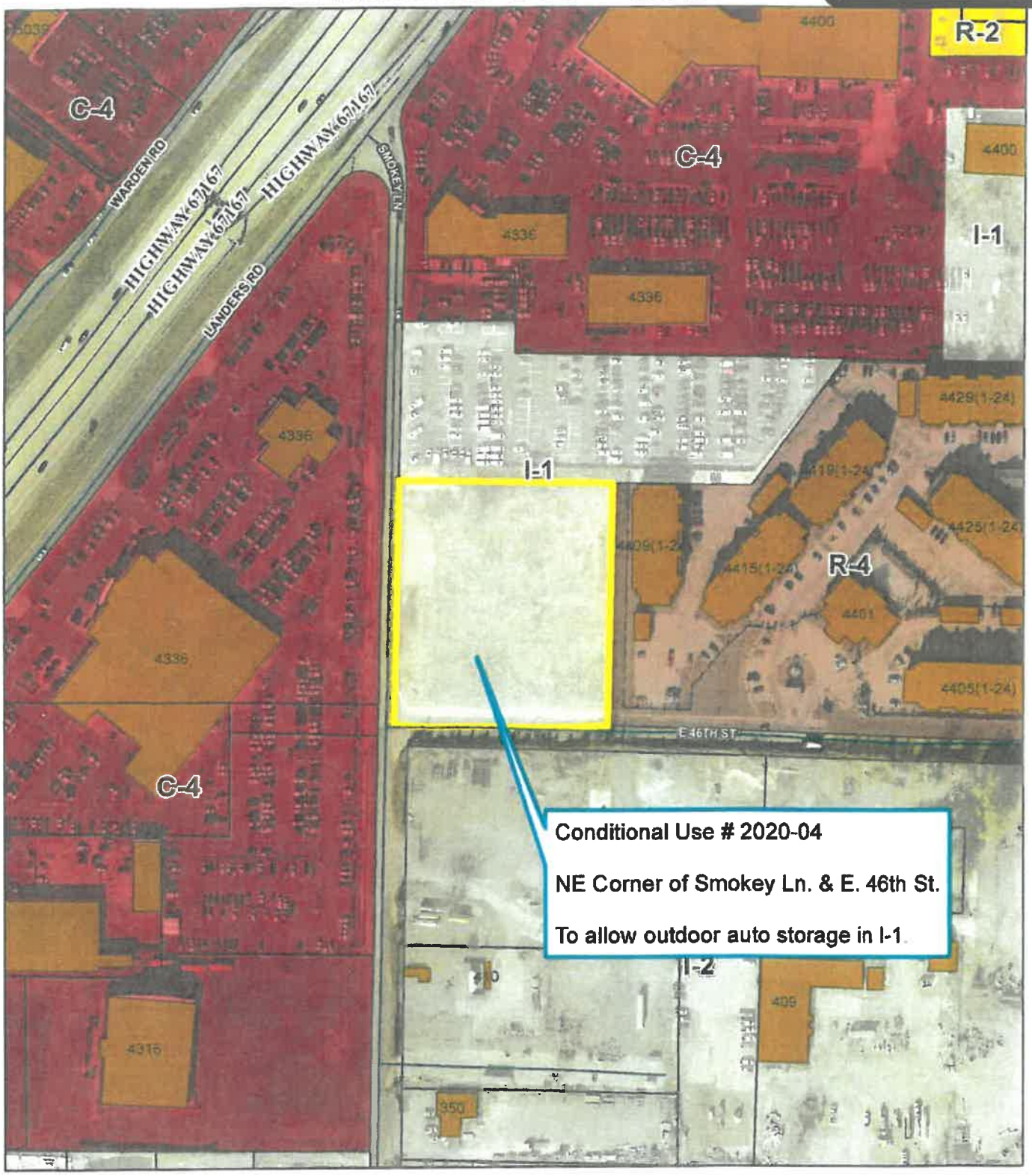
RECEIVED BY S. Ussery

EXHIBIT

tabbies

A

Conditional Use # 2020-04



Zoning Map

1 inch = 200 feet

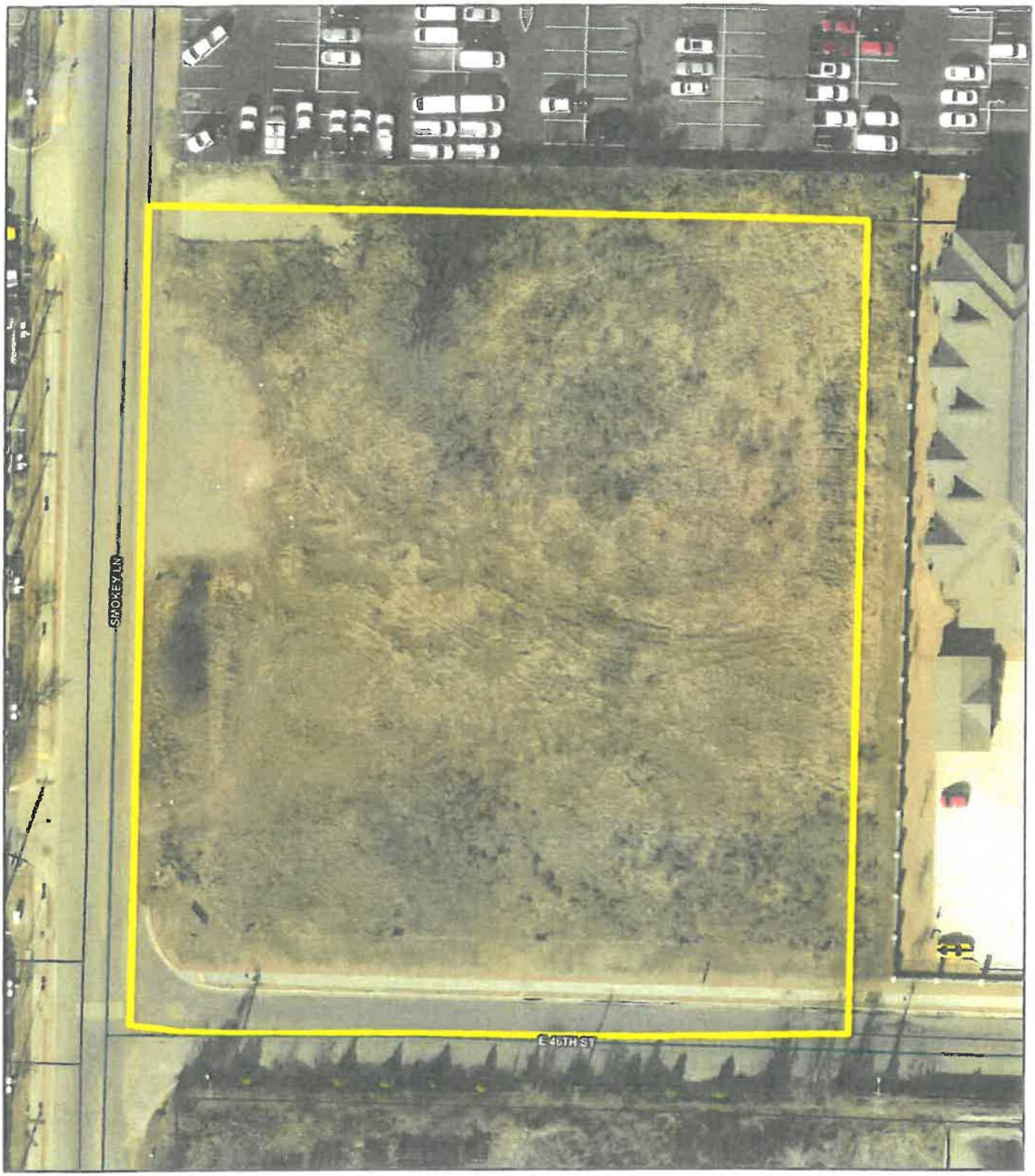
0 100 200 400 Feet

N W E S

Date: 2/10/2020

Map is not to survey accuracy

Conditional Use # 2020-04



Ortho Map

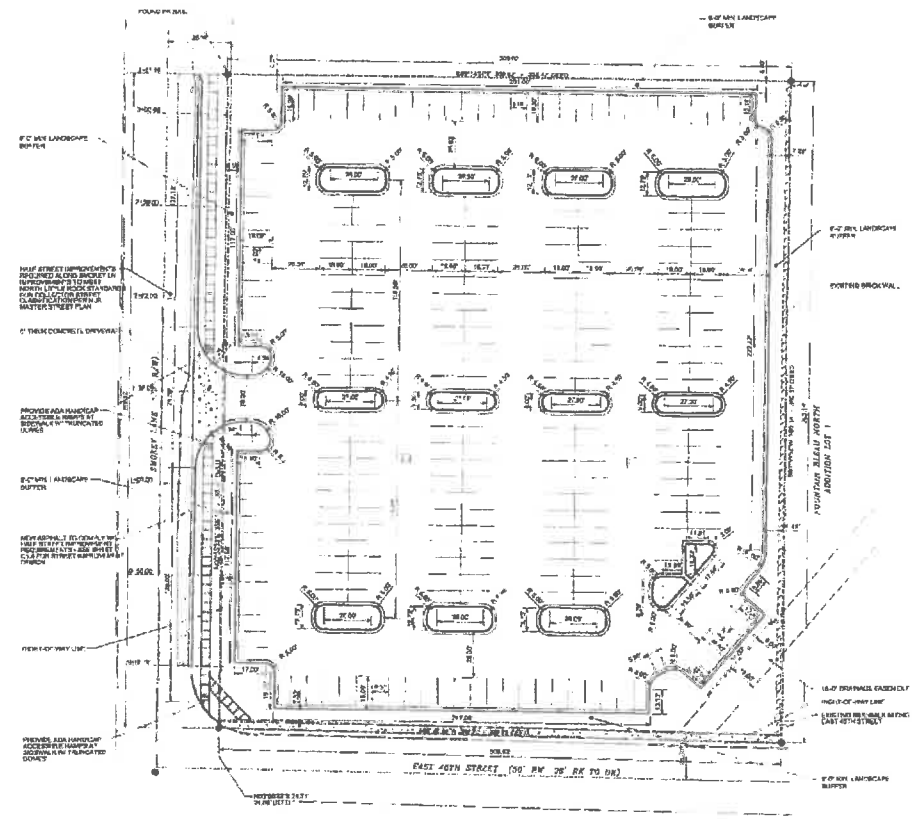
1 inch = 60 feet

0 30 60 120 Feet

N W E S

Date: 2/10/2020

Map is not to survey accuracy



LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID SECTION 17 NORTH 1°51'19" WEST, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°51'19" WEST, A DISTANCE OF 1,320.00 FEET; THENCE NORTH 87°56'41" EAST, A DISTANCE OF 308.62 FEET TO THE POINT OF BEGINNING CONTAINING 2.84 ACRES, MORE OR LESS.

PROJECT INFORMATION

ZONING: I-1

NEW DEVELOPMENT AREA: 2.84 ACRES

PRIVA PARKING: C3 (COMMERCIAL - ZONE 3)
SHOPPING & DESTINATION OF 2.75 ANNUAL CHANGE: 1.00 DAYS (AA)

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD INDIVIDUALLY RESPONSIBLE FOR DAMAGES OCCURING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT, AND CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH PUBLICALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLE AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK, THIS INCLUDES WORK WILL BE CONTINUOUS AND WITHOUT LIMITS TO NORMAL WORKING HOURS.

THE CITY OF CENTRAL ARKANSAS WATER TO CONDUCT CONSTRUCTION INSPECTIONS MAY BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AN INSPECTOR, OR REVIEW OF THE INFORMATION OF THE CONTRACTOR'S SAFETY MEASURES IN ON OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST APPROVED TO THE CITY OF NORTH LITTLE ROCK AND CENTRAL ARKANSAS WATER'S WATER AND WASTEWATER SANITARY SEWER STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS RESPONSIBLY CONFIRMED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY OWNERS AND, WHERE POSSIBLE, VERIFIED BY FIELD OBSERVATIONS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL LINES AND UTILITIES WHICH COULD BE IN PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

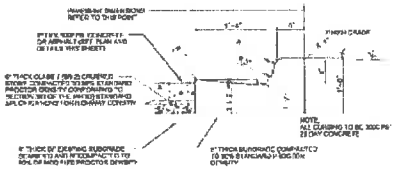
E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS IN BUILDINGS FROM PREMISES AND DISPOSE OF MATERIALS IN A MANNER THAT WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ENG AND ALL UPLOAD OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-IN UNTIL APPROVAL IS GIVEN BY CENTRAL ARKANSAS WATER. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DAMAGE TO OR UTILITY OPERATION CAUSED BY CONTRACTOR.

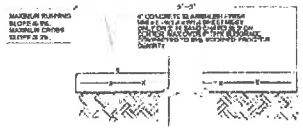
H. FIBER OPTIC CABLE CONTRACTOR ADJACENT TO THIS SITE HEREIN IS LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ADJACENT WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTOR'S SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC LINE AND CONTACT EXISTING REPRESENTATIVE.

I. SITE CONTRACTOR IS HELD RESPONSIBLE FOR COMPLIANCE WITH "ONE CALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY ARRANGEMENT PARTICIPATE IN UTILITY WORK ON THIS SITE.



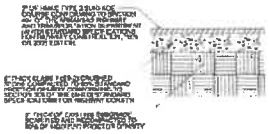
2'-0" CONCRETE CURB & GUTTER

NOT TO SCALE



CONCRETE WALK SECTION

NOTE:
ALL EXPANSION JOINTS TO BE STEEL TROWELED. A.J. JOINT EDGES AND SHALL BE SPACED AT 5 FEET ON MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE (1) FOOT.



HMAC ASPHALT SURFACE COURSE

NOT TO SCALE

UTILITIES

SANITARY SEWER
NORTH LITTLE ROCK WASTEWATER
7 MILE BADGER DRIVE
NORTH LITTLE ROCK, AR 72117
501-945-7588

WATER
CENTRAL ARKANSAS WATER
221 WEST CAPITOL
LITTLE ROCK, AR 72201
501-372-8497

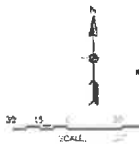
ELECTRIC
NORTH LITTLE ROCK ELECTRIC DEPARTMENT
P.O. BOX 168
LITTLE ROCK, AR 72115
501-375-4676

NATURAL GAS
CENTERPOINT ENERGY
400 WEST CAPITOL, 4000
LITTLE ROCK, ARKANSAS
501-376-0400

SITE LAYOUT PLAN

SCALE: 1"=50'-0"

1. 340 TOTAL PARKING SPACES ARE PROVIDED
2. TOTAL NEW DEVELOPMENT AREA = 2.84 ACRES
3. PROPERTY ZONED I-1
4. ALL SETBACKS SHALL MEET CITY OF NORTH LITTLE ROCK REQUIREMENTS
5. ALL DIMENSIONS ARE TO THE BACK OF CURB
6. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONTRACTOR OR SUB-CONTRACTOR SHALL BE REPAIRED BY THE RESPONSIBLE PARTY PRIOR TO FINAL ACCEPTANCE OF A CERTIFICATE OF OCCUPANCY
7. REPAIRS, REPLACE, OR REPAIR EXISTING CONCRETE CURBS AND GUTTER, PROPERLY REPAIR, AS CONVENIENT APPROVAL WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO CONSTRUCTION SHALL CONFORM TO CITY OF NORTH LITTLE ROCK STANDARD DETAILS AND ADA SAFETY RULES
8. CONTACT CITY OF NORTH LITTLE ROCK STREET IMPROVEMENT DEPARTMENT AND WORK IN PUBLIC RIGHT-OF-WAY PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT. ADJUSTMENT OF CLEANOUTS OR REQUIREMENTS PRIOR TO DRIVEWAYS WILL BE REQUIRED TO BE CONTROLLED BY THE OWNER OF ANY PROPERTY IN ACCORDANCE OR ASPHALT AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
9. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION, ADA, AND ARKANSAS STATE PARKING SPACES, MARKED IN WHITE. CONTACT CITY OF NORTH LITTLE ROCK STREET DEPARTMENT (501-340-5300) WITH ANY QUESTIONS REGARDING STRIPING.



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

STORMWATER DETENTION IN-LIEU OF CALS

2.84 ACRES DISTURBED

2.84 ACRES × 0.30 RUNOFF = 0.17 ACRE

OWNER:
MCLARTY AUTOMOTIVE GROUP
4336 LANDERS RD
NORTH LITTLE ROCK, AR 72117

DEVELOPER:
MCLARTY AUTOMOTIVE GROUP
4336 LANDERS RD
NORTH LITTLE ROCK, AR 72117

ENGINEER:
PHILLIP LEWIS ENGINEERING, INC.
21626 INTERSTATE-30
BRYANT, ARKANSAS 72022

PHILLIP LEWIS ENGINEERING, INC.
STRUCTURAL + CIVIL CONSULTANTS
2701 KAYANAUGH BLVD / SUITE 200
LITTLE ROCK, AR 72205 / 501 350 9830

SITE PLAN REVIEW
Southwest 1/4 of Section 17, Township 2 North, Range 11 West
Subdivisions 2M-11-17
McLarty Automotive Group (McLarty Toyota)
East Parking Annex
North Little Rock, AR

PROJECT NUMBER

ISSUE DATE: 02-18-2020

SITE LAYOUT PLAN

SHEET NUMBER: C1.1