O-21-60

ORDINANCE NO._____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A WAREHOUSE WITH OFFICE SPACE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 775 JUDI DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Heritage Engineering PLLC, P.O. Box 505, Benton, AR 72018, seeking a conditional use for property located at 775 Judi Drive to allow a warehouse with office space in a C4 zone, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on May 11, 2021.

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 warehouse with office space in a C4 zone for the subject real property located at 775 Judi Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 5 of D & B Commercial Park Subdivision 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. Meet the requirements of Site Plan Review.
2. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 9:55 A.M. _____ P.M.

By Amy Fields, CA

DATE 6/22/21

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

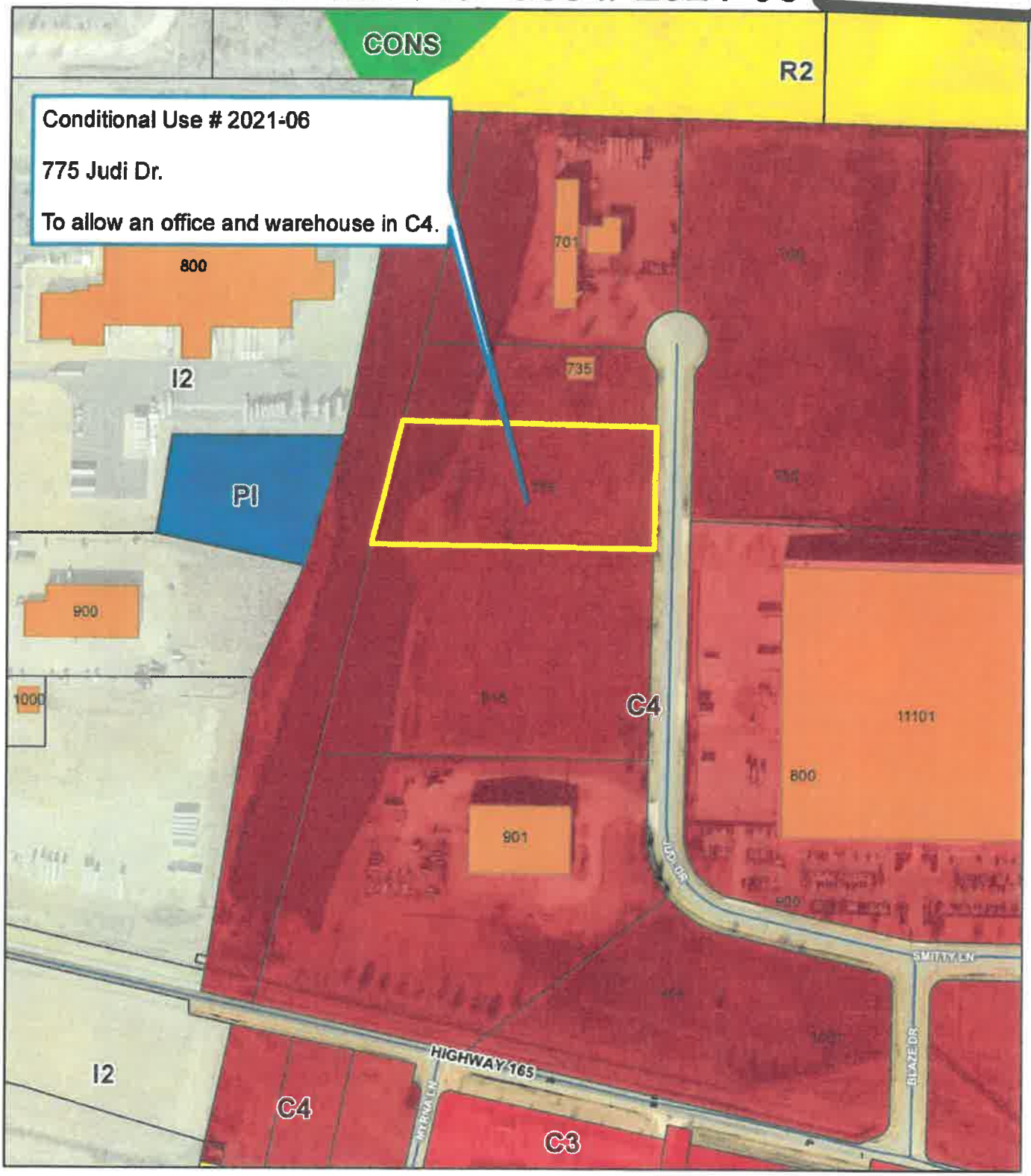
RECEIVED BY

EXHIBIT

tabbies

A

Conditional Use # 2021-06



Zoning Map

1 inch = 300 feet

0 150 300 600 Feet

N W E S

Date: 4/12/2021

Map is not to survey accuracy

Conditional Use # 2021-06

Ortho Map

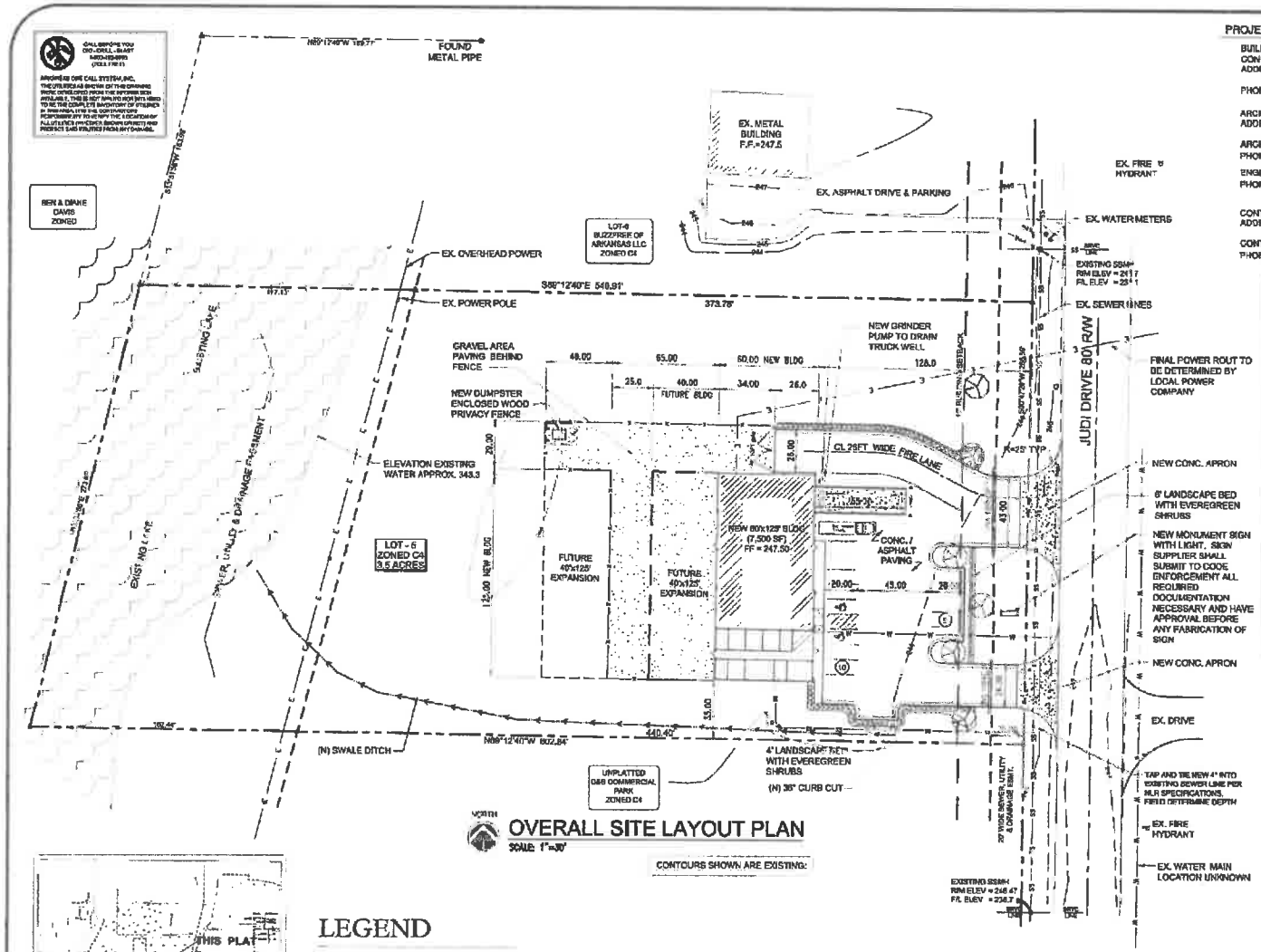
1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 4/12/2021

Map is not to survey accuracy



OVERALL SITE LAYOUT PLAN

SCALE: 1"=30'

CONTOURS SHOWN ARE EXISTING:

VICINITY MAP

LEGEND

- ● FOUND 1/2" REBAR(UNLESS NOTED)
- ○ SET IRON PIN
- ▲ CALCULATED OR ANGLE POINT
- ■ FOUND STONE/CONC CORNER
- POWER POLE (OVER-HEAD ELECTRIC)
- GUY WIRE ANCHOR
- LIGHT POLE
- WARNING OR INFO SIGN
- (E) - EXISTING
- (N) - NEW

PROJECT DIRECTORY:

BUILDING OWNER:	JUSTIN LAUNDRY, INC
CONTACT PERSON:	PHIL GRAY
ADDRESS:	5310 Baseline Road Little Rock, Arkansas 72209
PHONE NO:	(501) 568 - 6600
ARCHITECT / ENGINEER:	HERITAGE ENGINEERING, PLLC
ADDRESS:	P.O. BOX 905 BENTON, ARKANSAS 72018
ARCHITECT CONTACT:	MARK ALDERFER
PHONE NO:	(501) 580 - 3942
ENGINEER CONTACT:	ERIC WARFORD
PHONE NO:	(501) 939 - 2203
CONTRACTOR:	BALDWIN AND SHELL
ADDRESS:	P.O. BOX 1750 LITTLE ROCK, ARKANSAS 72201
CONTACT:	ADAM CUNNINGHAM
PHONE NO:	(501) 374 - 6677

SITE PLAN NOTES

DEVELOMENT:	LOT 5, D & B COMMERCIAL PARK
CURRENT ZONING:	C-4
PROPERTY AREA:	152,456 SQ. FT. / 3.4 ACRES
PROPERTY ADDRESS:	TBD JUDI DRIVE NORTH LITTLE ROCK
SETBACKS:	
- FRONT SETBACK:	40 FEET
- SIDE SETBACK:	0 FEET
- REAR SETBACK:	20 FEET
ACTUAL BUILDING AREA:	7,500 SQ. FT.
FUTURE BUILDING AREA:	5,000 SQ. FT.
PARKING REQUIRED:	
WAREHOUSE (1 / 2000 + 3) = 5700 / 2000 = 2.85 + 3 = 5.85	6 SPACES
OFFICE (1 / 300) = 1800 / 300 = 6	6 SPACES
PARKING PROVIDED:	15 SPACES > 12 SPACES REQ'D
FUTURE PARKING REQUIRED:	
WAREHOUSE (1 / 2000) = 5,000 / 2000 = 2.5	3 SPACES
PARKING PROVIDED:	16 SPACES > 16 SPACES REQ'D FOR FUTURE EXPANSION

FLOOD PLAIN STATEMENT:
A PORTION OF THIS PROPERTY DOES LIE IN OR BELOW THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP #05119C0462G, DATED 07/06/2015. ELEVATION OF THE 100 YEAR FOOD PLAIN IS 244.0. SEE FEMA CASE #02-06-100A FOR LAND REMOVED FROM THE 100 YEAR FLOOD PLAIN.

LANDSCAPING:
FINAL PLAN AND TREE SELECTION IS THE RESPONSIBILITY OF OTHERS. FINAL LANDSCAPING PLAN IS TO BE PROVIDED BY A LANDSCAPE ARCHITECT TO CONFORM TO THE CITY OF NORTH LITTLE ROCKS REQUIREMENTS.

NOTES:
ALL STREETS, WALKS, DRIVES, DRAINAGE STRUCTURES, FENCES, UTILITIES, ETC. THAT ARE DISTRIBUTED INSIDE OR OUTSIDE THE PROPERTY LINE SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER AT THE CONTRACTORS EXPENSE.

CAUTION EXISTING SITE UTILITIES:
INFO WAS NOT FIELD VERIFIED. INFO WAS TAKEN FROM DRAWING AND LIMITED MARKING ON THE GROUND.

LEGAL DESCRIPTION:
LOT 5, D & B COMMERCIAL PARK NLR, ARKANSAS

RELEASED FOR SITE PLAN REVIEW
03-30-21

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Heritage Engineering
P.O. BOX 905
Benton, Arkansas 72018
(501)556-3003
FAX (501)620-0016

BALDWIN & SHELL

PROJECT:
JUSTIN LAUNDRY, INC.
LOT 5, D & B COMMERCIAL PARK NLR, ARKANSAS

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

HE JOB NO. 2021-0023
H.E. NAME:
H.E. SCALE: 1:30
DATE: 30 MAR 2021
ISSUES:

SCALE: 1"=30'
DESIGNED BY: EAW
DRAWN BY: EAW
CHECKED BY: EAW

SHEET No.
C1