O-21-59

ORDINANCE NO._____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN AUTO DETAIL SHOP IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2655G PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Corey Williams seeking a conditional use for property located at 2655G Pike Avenue to allow an auto detail 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 held on June 8, 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 an auto detail shop in a C3 zone for the subject real property located at 2655G Pike Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PT OF SECTION 27-2N-12 PT NW NE & PT NE NW BEG SE COR NE NW TH N89.28'W ON SLN 474.3' TO POB TH N0*45'E10' N89.28'W PARA TO SLN 172.55' TO PT ON CLN PARKER ST TH NON SD CLN 479.9' TO PT ON S R/W SCENIC DR TH S54*53'E ON SD R/W 503.9' TO CURVE TO THE LEFT WITH A RADIUS OF 397.85' TH SE'LY ON S R/W 191.8' TH S82*30E' ON SD R/W 58.4' TO ELN NE NW TH Nll.1' E50' 550.4' TO W'LY R/W HWY 365 TH S77*18'E ON SD R/W 30' S12.42'E ON SD R/W 335.3' S89*49'W3.52' TO PT ON ELN SE NE TH sl 26'W63.4' ss9 49 W149' Nl *26'E 63.4' S89*49'W17.5' Nl 1' TO CTR OF CRV TH NWLY AL CRV 275' SWLY ON CRV 47' TH Nl55.5' TO POB EXC 4.844 SQ FT BEING USED FOR R/W OF STATE ALL THE PT NE NW W OF PARKER E OF DIV & S OF SCENIC RD (See maps attached hereto as Exhibit A.)

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

1. Hours of operation 7AM – 7PM; 7 days a week.
2. Sand/oil interceptor required per NLR Wastewater.
3. Meet the requirements of Arkansas Department of Energy and Environment.
4. All work to be done inside the building.
5. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Business license holder understands that 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

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 9:55 A.M. _____ P.M.

By Amy Fields, CA

DATE 6/22/21

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

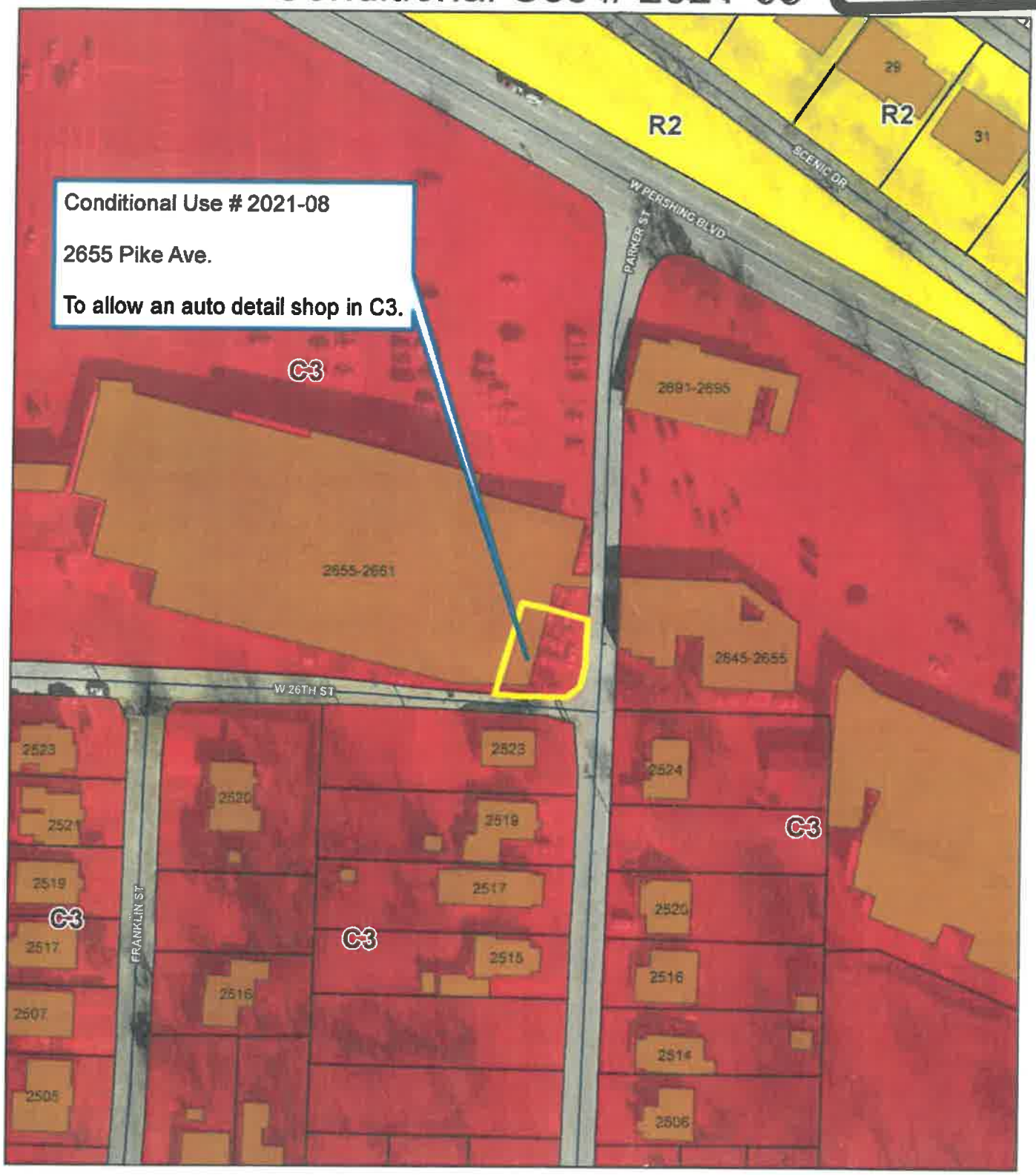
RECEIVED BY

EXHIBIT

tabbies

A

Conditional Use # 2021-08



Zoning Map

1 inch = 100 feet

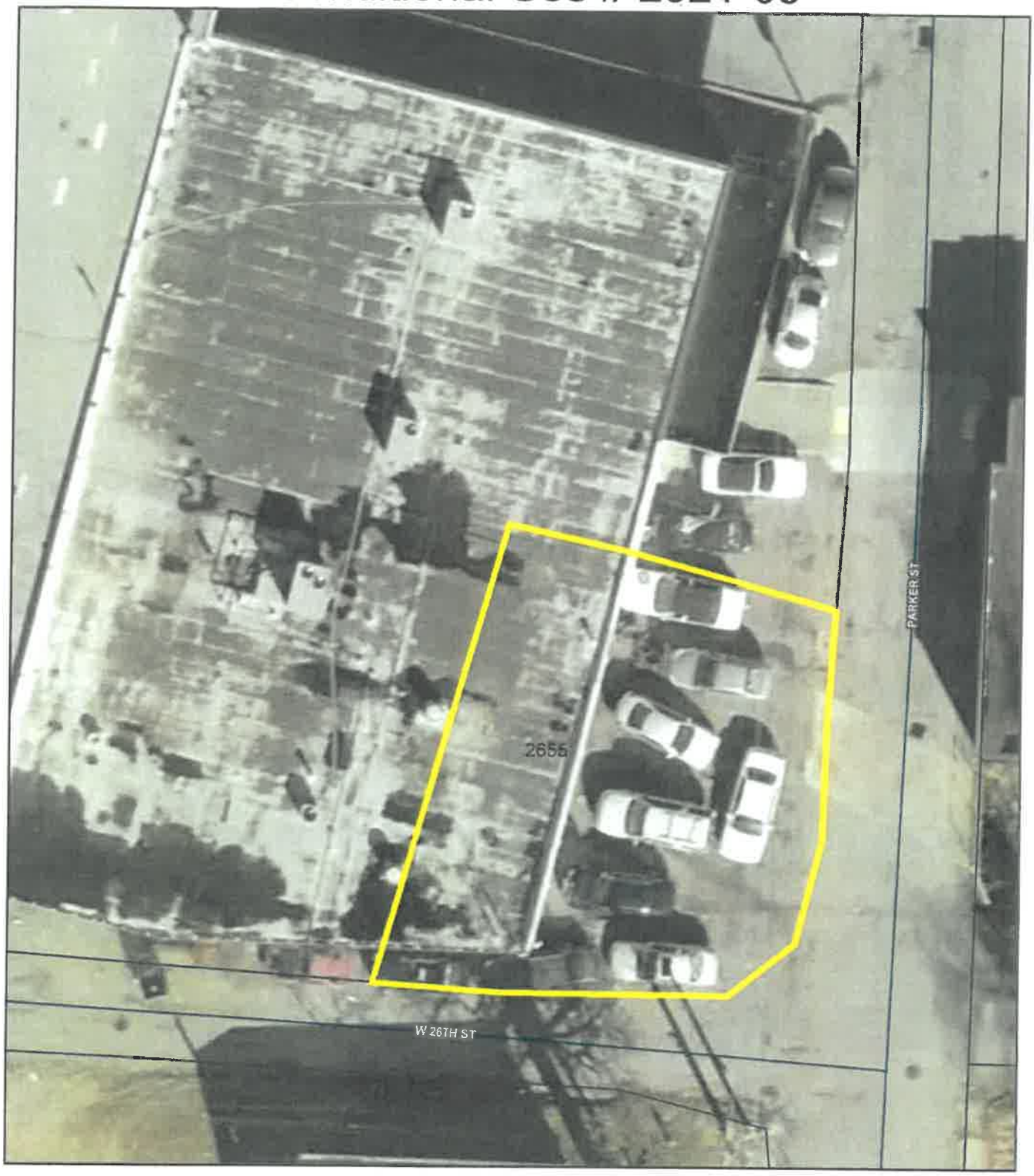
0 50 100 200 Feet

N W E S

Date: 5/25/2021

Map is not to survey accuracy

Conditional Use # 2021-08



Ortho Map

1 inch = 20 feet

0 10 20 40 Feet

N W E S

Date: 5/25/2021

Map is not to survey accuracy