O-21- 12

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A DAYCARE IN AN R3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2001 PARKER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Joyce Hall, 1509 Flora Street, North Little Rock, Arkansas 72114, seeking a special use to allow a daycare in an R3 zone for property located at 2001 Parker Street, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on July 13, 2021; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a Special Use is approved for a daycare in an R3 zone for the subject real property located at 2001 Parker Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 6, Block 6 of the Missouri Pacific Subdivision of the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit A.)

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

1. Applicant to hire contractor to determine what will be required to bring the building to commercial building codes. Contractor to apply for commercial plans review and obtain commercial building permit.
2. Hours of operation Monday – Saturday, 7AM – 7PM.
3. Playground areas to be directly accessed from the building from the building.
4. Playground to have an emergency exit away from the building.
5. Playground to have a six (6) foot wood privacy fence.
6. Meet the requirements of the 2012 Arkansas Fire Prevention Code, Fire Code, Appendix K including:
   - A cooktop requires a vent hood with an approved fire suppression system.
   - A portable Type K fire extinguisher within 30 feet of cooking equipment and an ABC fire extinguisher every 75 feet of travel.
   - A manual fire alarm monitored by an approved supervising station.
   - A smoke detector is required in and outside of any rooms where children may sleep.
   - A carbon monoxide detector is required if there are any natural gas appliances.
   - Exit doors shall be side swinging.
   - Exit doors shall swing in the direction of egress travel.
   - Emergency lighting.

- Approved exit lighting.

7. Applicant must meet all applicable Federal, State, County, and City requirements.
8. Business license to be issued after Planning Staff confirmation of requirements.
9. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
10. All daycare centers/home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within two-thousand (2000) feet of the proposed site for the daycare center/home daycare facility.
11. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special 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 special 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:

Maurice Taylor

Council Member Maurice Taylor

For Consideration Only

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:52 A.M. _____ P.M.

By Amy Fields CA

DATE 2/20/21

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

RECEIVED BY

EXHIBIT

tabbies

A

Special Use #2021-14

Ortho Map

1 inch = 30 feet

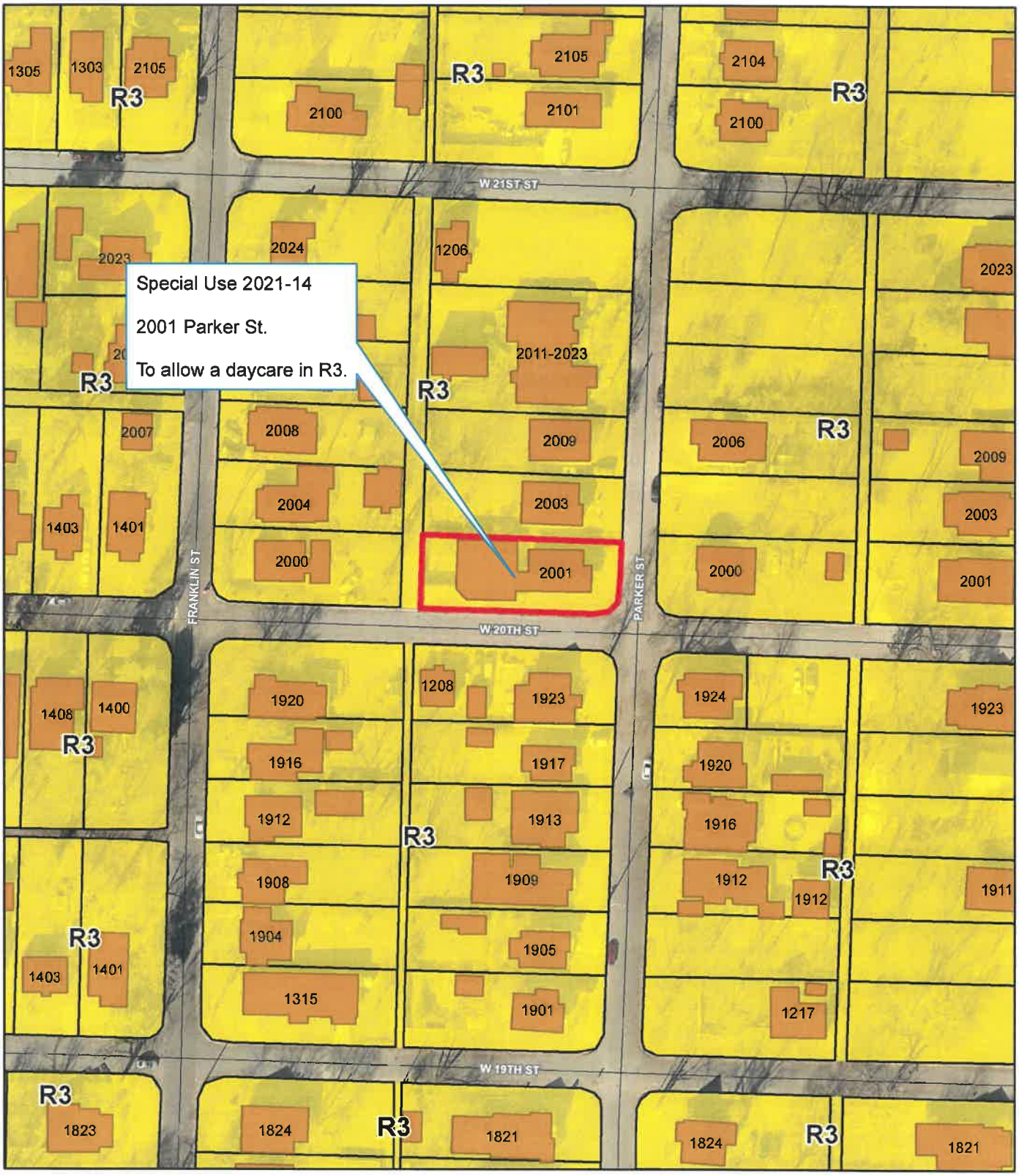
0 15 30 60 Feet

N W E S

Date: 5/27/2021

Not an actual survey

Special Use #2021-14



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 5/27/2021

Not an actual survey