O-21-89

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A WAREHOUSE WITH OUTDOOR STORAGE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 901 JUDI DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Engineering, 3801 Lookout Road, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 901 Judi Drive to allow a warehouse with outdoor storage in a C4 zone, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on September 14, 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 outdoor storage in a C4 zone for the subject real property located at 901 Judi Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 3 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. Outdoor storage restricted to only the rear yard and the northern side yard as shown on drawing.
2. Outdoor materials allowed to be stored up to a maximum height of 8 feet.
3. Provide trees every 20 feet on the north side of the property beginning at the front building line extending to the end of the outdoor storage area.
4. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 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:

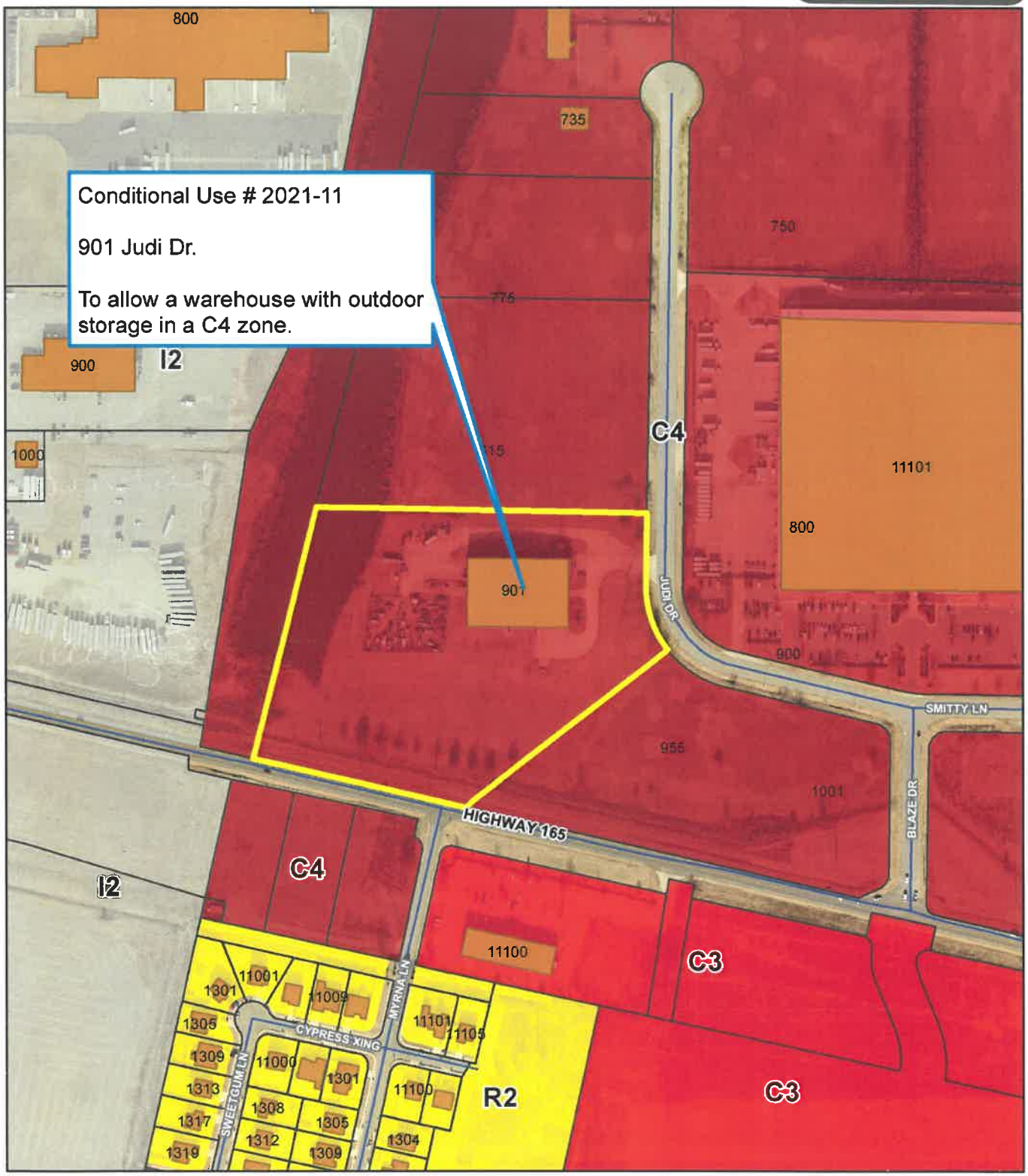
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.
By A. Fields
DATE 9 21 21
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY SLissery

EXHIBIT A

Conditional Use # 2021-11



Zoning Map

1 inch = 300 feet

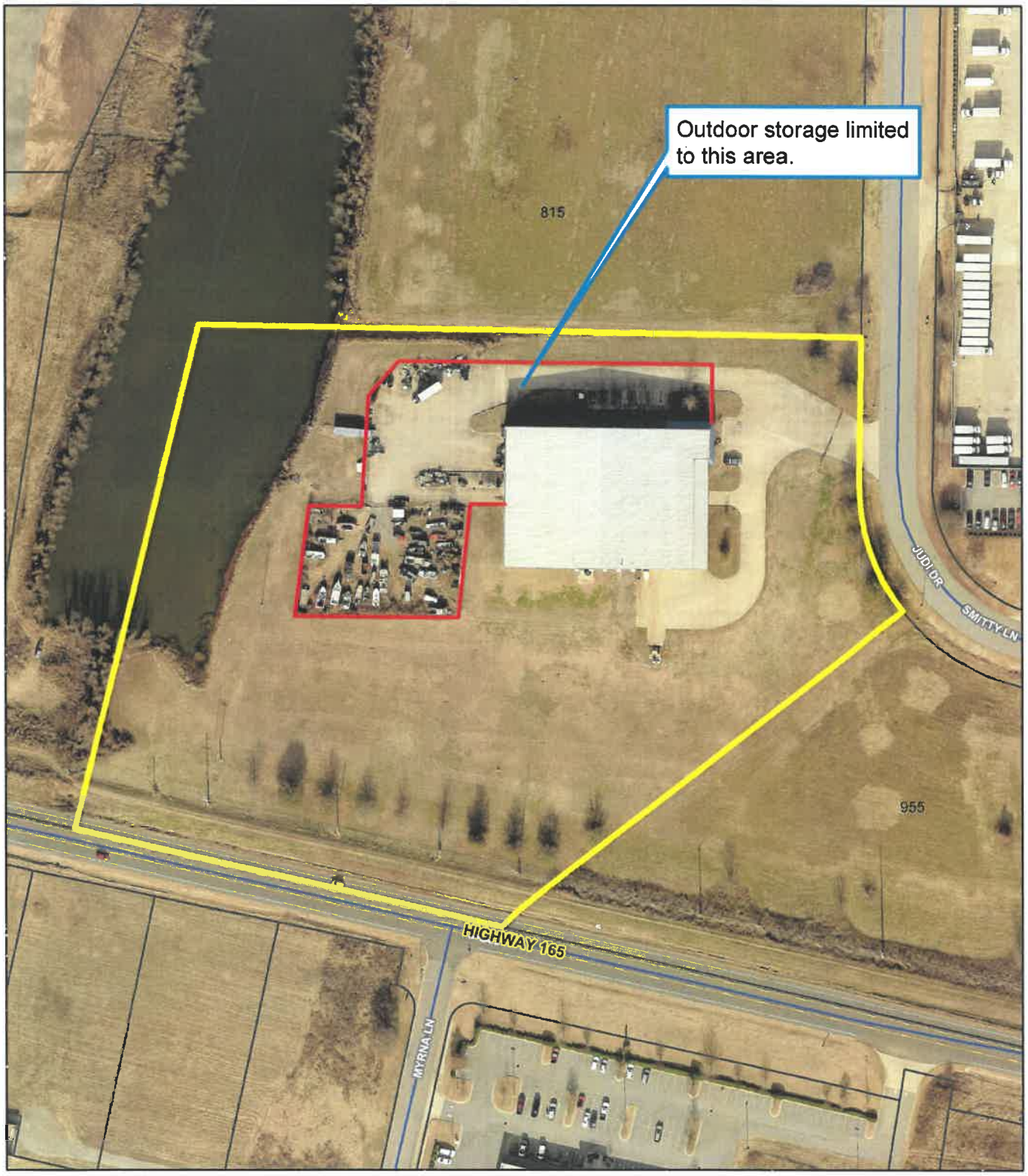
0 145 290 580 Feet

N W E S

Date: 7/28/2021

Map is not to survey accuracy

Conditional Use # 2021-11



Zoning Map

1 inch = 150 feet

0 75 150 300 Feet

N W E S

Date: 9/3/2021

Map is not to survey accuracy

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463

DEVELOPMENT PLAN
LOT 3
D & B COMMERCAIL
NORTH LITTLE ROCK, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
SCALE 1" = 50'	JB	7/27/21	C1

901 JUDI.dwg

PLOTTED: 7/27/2021