O-22-4

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW LARGE VEHICLE AND IMPLEMENT OUTDOOR STORAGE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1101 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Ester Jackson, P.O. Box 95, Jacksonville, Arkansas 72078, seeking a special use to allow a large vehicle and implement outdoor storage in a C4 zone for property located at 1101 East Broadway Street, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on December 14, 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 large vehicle and implement outdoor storage in a C4 zone for the subject real property located at 1101 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LTS 4 & 5 BLK 18 EXC 1683 SQ FT FOR E BROADWAY R/W AND EXC 723 SQ FT FOR E BROADWAY R/W PER CV06-707 35-2N12W (See maps attached hereto as Exhibit A.)

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

1. Allow a maximum of 6 large vehicles/implements to be stored on the west side of the building.
2. Provide 4 street trees along East Broadway.
3. Provide an 8 foot tall privacy fence around the storage area. The privacy fence is to stay behind the front building line.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Failure to comply with these conditions may result in loss of the Special Use and/or loss of the 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:15 A.M. _____ P.M.
By A. Fields, City Atty
DATE 1-18-22

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

RECEIVED BY B Smith

EXHIBIT

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A

Special Use #2021-21

NLR Community Planning

Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 11/29/2021

Not an actual survey

Special Use #2021-21

Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

Date: 12/3/2021

Not an actual survey