O-22-65

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A DAYCARE CENTER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1724 PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Shretta Morris, 111 Marseille Drive, Maumelle, Arkansas 72113, seeking a conditional use for property located at 1724 Pike Avenue to allow a daycare center in a C3 zone, which application was duly considered and approved (8 affirmative votes; 1 vacant) by the North Little Rock Planning Commission at a regularly scheduled meeting held on June 14, 2022.

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 daycare center in a C3 zone for the subject real property located at 1724 Pike Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 15, Block 4 of the Holts Industrial Addition to 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. Hours of operation are 24 hrs – 7 days a week.
2. Playground area shall have direct access from the building to the fenced playground area.
3. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
4. Playground fence shall be an opaque 6' solid wood fence around the playground area.
5. Applicant shall meet all applicable Federal, State, County, and City requirements.
6. Playground shall meet DHS and City of NLR requirements for playground surfaces and equipment.
7. Meet the requirements of the Fire Marshal including, but not limited to:
    a. If care is provided to more than five children 2 ½ years of age or less, every room where care is provided will have at least one exterior exit door or the building will be equipped with an automatic fire sprinkler system. (Volume 1 Section 903.2.6)
    b. A cooktop requires a vent hood with an approved fire suppression system. (Volume 1 Appendix K, Cooking)
    c. A portable Type K fire extinguisher within 30 feet of cooking equipment and an ABC fire extinguisher every 75 of travel. (Volume 1 Appendix K, Fire Extinguishers)

d. A fire alarm monitored by an approved supervising station if the occupant load is more than thirty. (Volume 1 Appendix K, Fire Alarm System/Automatic Smoke Detection)
e. A smoke detector is required in and outside of any rooms where children may sleep. (Volume 1 Appendix K, Automatic Smoke Detection)
f. A carbon monoxide detector is required if there are any fuel burning appliances. (Volume 2 Section 908.7)
g. Exit doors shall be side swinging. (Volume 1 Appendix K, 1008.1.2)
h. Exit doors shall swing in the direction of egress travel if the occupant load is 50 or more. (Volume 1 Appendix K, 1008.1.2)
i. Emergency lighting. (Volume 1 Section 1006)
j. Approved exit signs. (Volume 1 Section 1011)

8. 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 2,000 feet of the proposed site for the daycare center / home daycare facility.
9. Business license to be issued after Planning Staff confirmation of requirements.
10. Applicant/owner 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: ATTEST:

Nathan Hamilton

Council Member Nathan Hamilton PGAF Diane Whitbey, City Clerk

FOR CONSIDERATION ONLY

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 Amy Fields, CA

DATE 4/5/20

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

RECEIVED BY

EXHIBIT

tabbies

A

Conditional Use # 2022-08

Ortho Map

1 inch = 30 feet

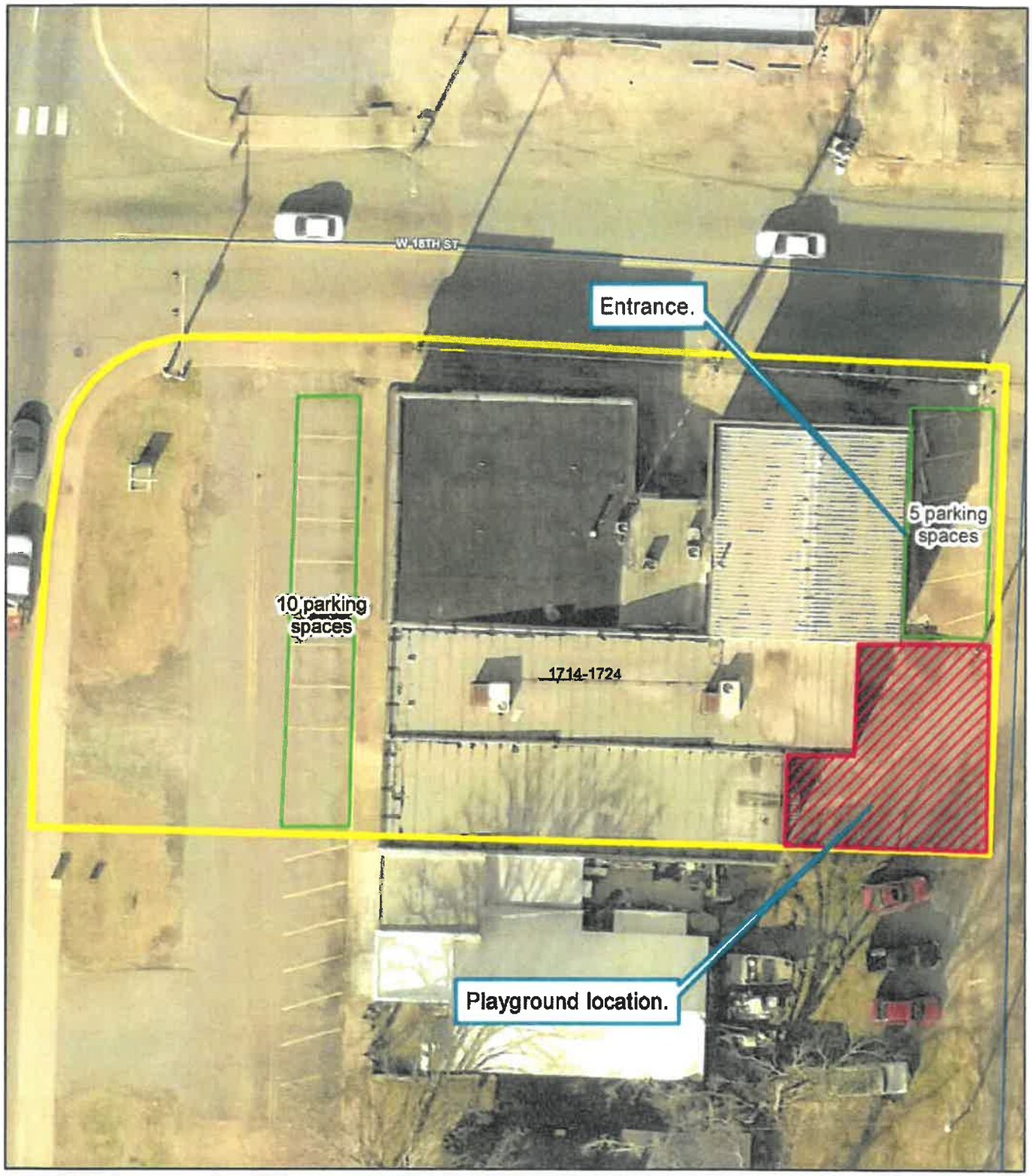
0 15 30 60 Feet

N W E S

Date: 6/1/2022

Map is not to survey accuracy

Conditional Use # 2022-08



Ortho Map

1 inch = 30 feet

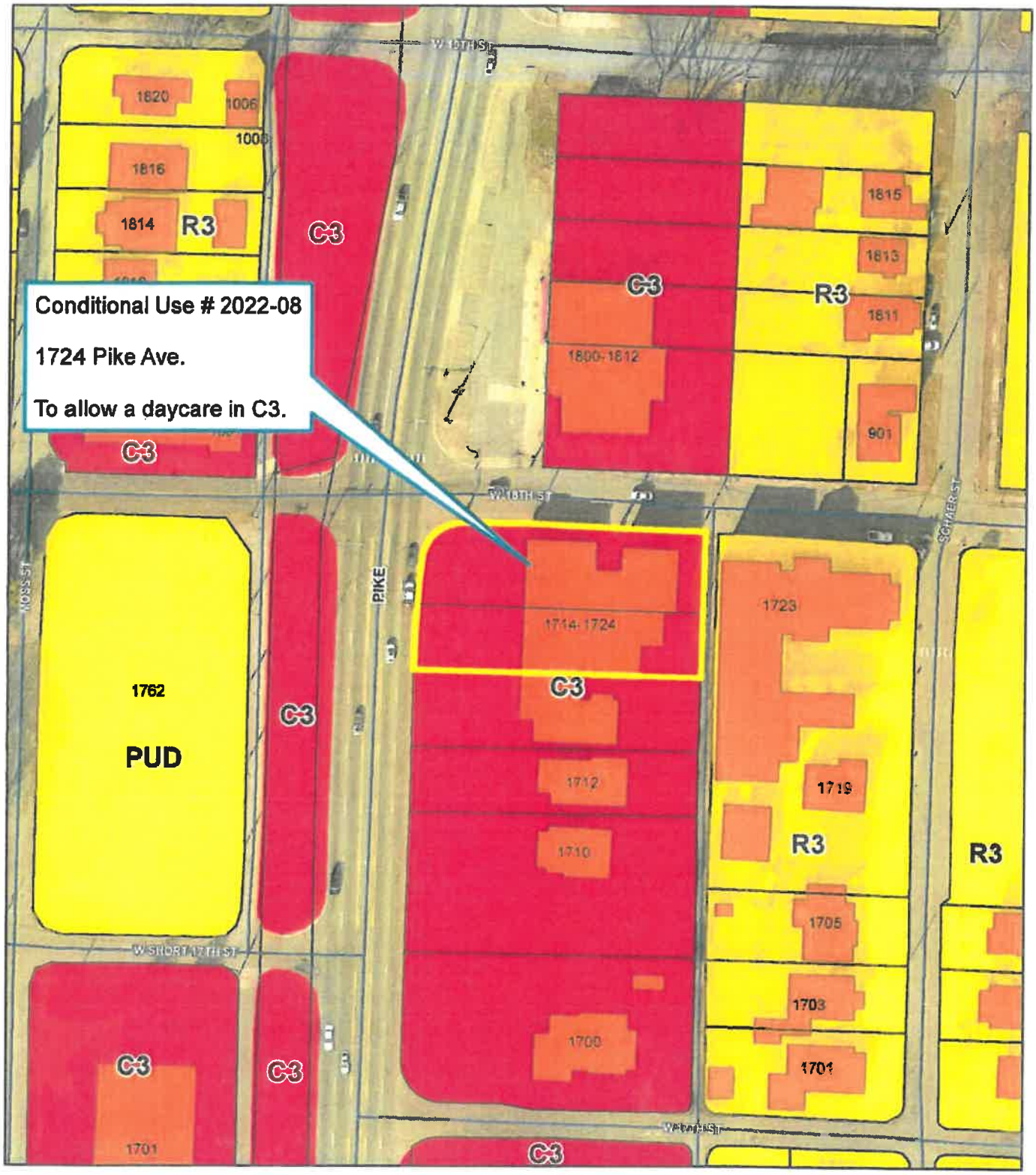
0 15 30 60 Feet

N W E S

Date: 6/22/2022

Map is not to survey accuracy

Conditional Use # 2022-08



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 6/1/2022

Map is not to survey accuracy