O-22-80

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 200 CEDAR STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 TO C4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; GRANTING A CONDITIONAL USE TO ALLOW WAREHOUSING IN A C4 ZONE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Elisei Cojocaru, P.O. Box 241877, Little Rock, Arkansas 72223, seeking a rezone and conditional use of the herein described land to allow for warehousing at 200 Cedar Street, which application was duly considered and approved (8 affirmative votes; 1 vacant) by the North Little Rock Planning Commission at a regular meeting thereof 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 Ordinance No. 9263 of the City of North Little Rock, Arkansas ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from R4 to C4 zone, said property being located at 200 Cedar Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 4, BLOCK 11 OF THE EAST ARGENTA ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS (See maps attached hereto collectively as Exhibit A)

SECTION 2: That a Conditional Use is approved for warehousing in a C4 zoning for the subject real property located at 200 Cedar Street.

SECTION 3: That this Conditional Use shall be subject to the following:

1. No outside storage of materials or equipment.
2. Provide a screening fence along the eastern perimeter where adjacent to residentially zone property.
3. Meet the parking requirements for the use and site.
4. Any new construction or site improvements shall require approval of the Planning Commission through the Site Plan Review process.
5. All structures on the site 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. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or Business License and/or removal of Electric Power meter.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: 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 6: It is hereby found and determined that the rezoning of the above-described land and the conditional use as provided for herein is immediately necessary in order to insure the proper and orderly growth 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

SPONSORS:

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 11:04 A.M. _____ P.M.

By Amy Fields CA

DATE 8/16/22

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

RECEIVED BY

Rezone Case #2022-16 & Conditional Use #2022-09

EXHIBIT
A

Ortho Map

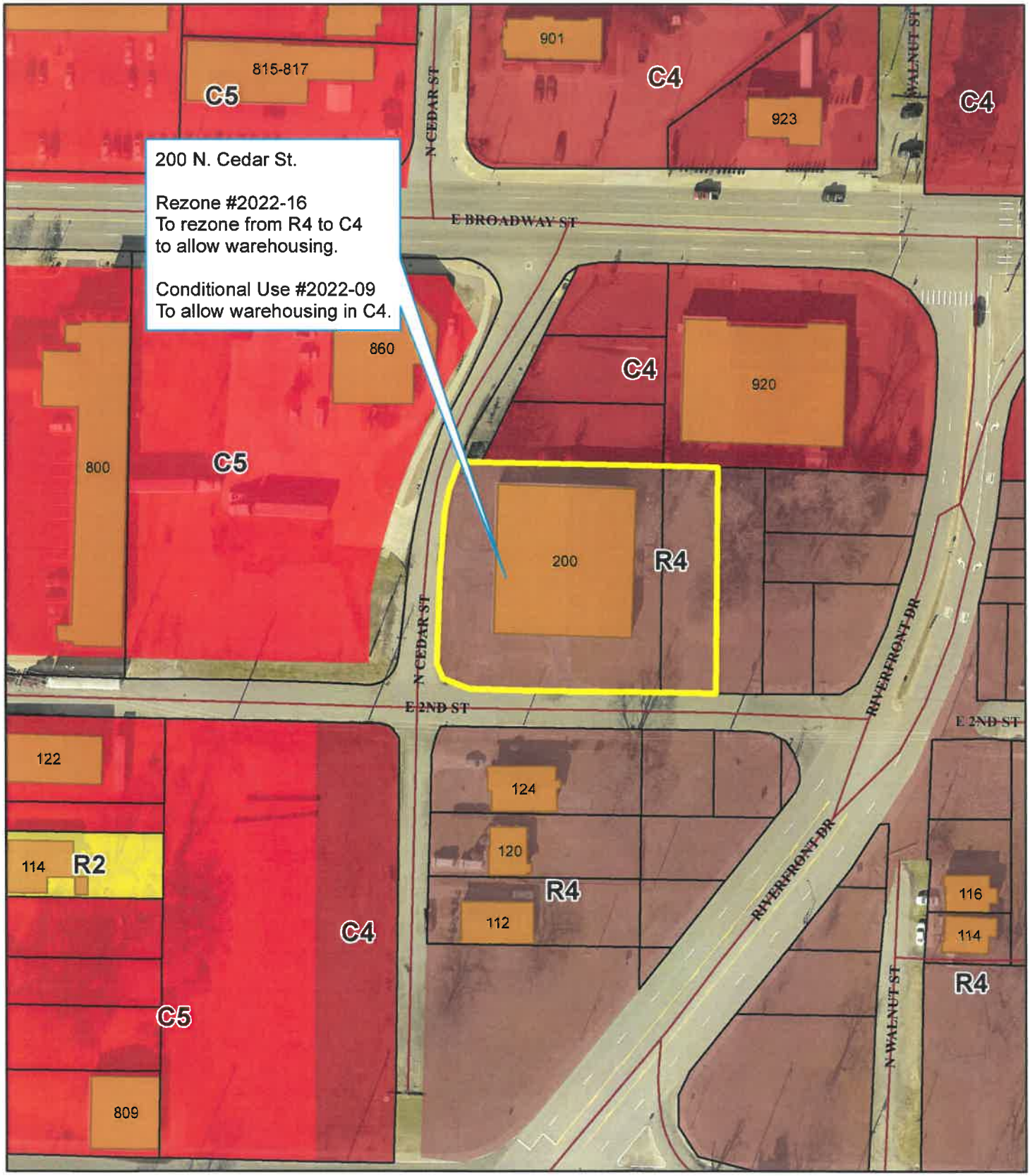
1 inch = 30 feet

0 15 30 60 Feet

Date: 5/23/2022

N
W E
S

Rezone Case #2022-16 & Conditional Use #2022-09



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 5/23/2022

N W E S