O-22-102

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PAY PARKING LOT IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 800 MAIN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Bryan Hosto, Haybar Properties, LLC, 701 West 7th Street, Little Rock, Arkansas 72201, seeking a conditional use for property located at 800 Main Street to allow a pay parking lot in a C6 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 October 11, 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 pay parking lot in a C6 zone for the subject real property located at 800 Main Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 1 OF THE BRYAN HOSTO 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. Provide trash receptacles within the parking lot area.
2. If gates are added, a review by the Historic District Commission and the Planning Commission will be required.
3. If a pay kiosk is added, a review by the Historic District Commission and the Planning Commission will be required.
4. Parking must be provided for the existing building located on the property should the building be leased.
5. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
6. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
    i. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    ii. Roads will support 85,000 lbs. (NLR Ordinance 9267)
7. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Conditional Use 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 11:35 A.M. _____ P.M.

By A. Fields

DATE 11/8/22

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

RECEIVED BY B Tayn

EXHIBIT
A

Conditional Use # 2022-13

Ortho Map

1 inch = 100 feet

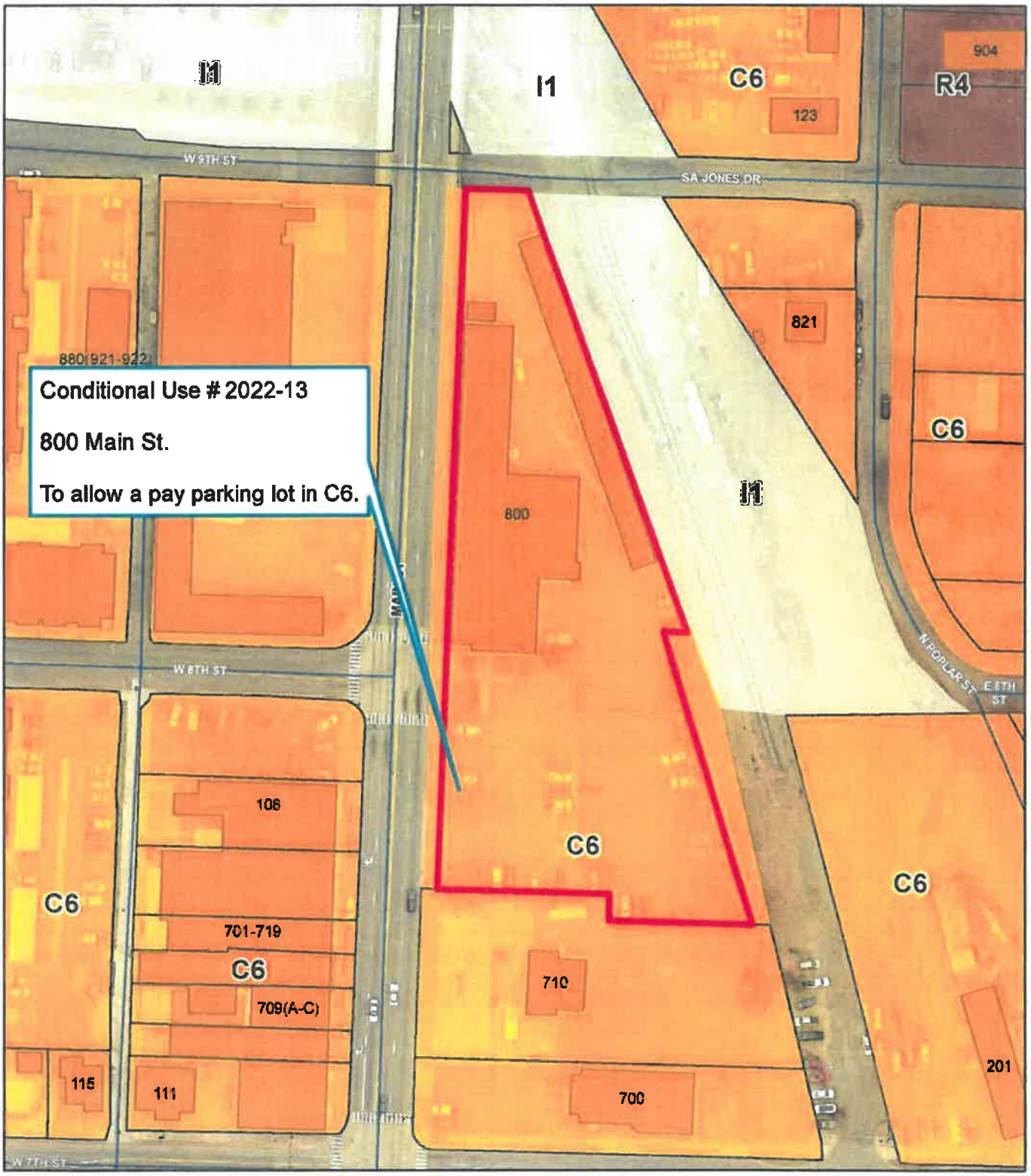
0 50 100 200 Feet

N W E S

Date: 9/7/2022

Map is not to survey accuracy

Conditional Use # 2022-13



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 9/7/2022

Map is not to survey accuracy

LEGEND

CENTERLINE ROAD	FOUND SURVEY MONUMENT
RIGHT OF WAY	SET SURVEY MONUMENT
LOT LINES	MONUMENT CORNER (NOT MONUMENTED)
OTHER OFFICE LINE	TELE POD
EASEMENT	ELECTRIC BOX
FENCE (6' WOOD)	GAS METER
UNDERGROUND ELECT.	FIBER OPTIC BOX
SCHOOL LINE	BOLLARD
WATER LINE	POWER POLE
GAS LINE	CONCRETE PAVING
CURB & GUTTER	SIGN
TRAFFIC SIGNAL POLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
LIGHT POLE	
SIGN	

ABBREVIATIONS

ROW - RIGHT-OF-WAY
POB - POINT OF BEGINNING
SSMH - SANITARY SEWER MANHOLE
RCP - REINFORCED CONCRETE PIPE

UTILITY CONTACTS:

ELEC: ENTERGY
JEREMY HENDERSON
8 FORREST COURT
LITTLE ROCK, AR, 72211
501-562-9125

WATER: CENTRAL ARKANSAS WATER
JAMES LOWERY
221 SOUTH CAPITOL AVENUE
LITTLE ROCK, AR 72201
501-377-1258

GAS: CENTERPOINT ENERGY
JOHN BAKER
5000 EAST ROOSEVELT ROAD
LITTLE ROCK, AR 72206
501-377-4203

TELEPHONE: AT&T
LOREN PALE
500 LUCAS STREET
VENADO, AR 72204
501-315-3246

SEWER: LITTLE ROCK DEP. WATER, SEWER, SOLID WASTE
WILLIAM WATSON
40 CLEARVIEW DRIVE
LITTLE ROCK, AR 72215
501-372-5203

FIBERLITE COMMUNICATIONS
JIM WALLACE
2400 NORTH DRIVE
MABELVALE, AR 72219
501-568-4284

ACREAGE PER 40

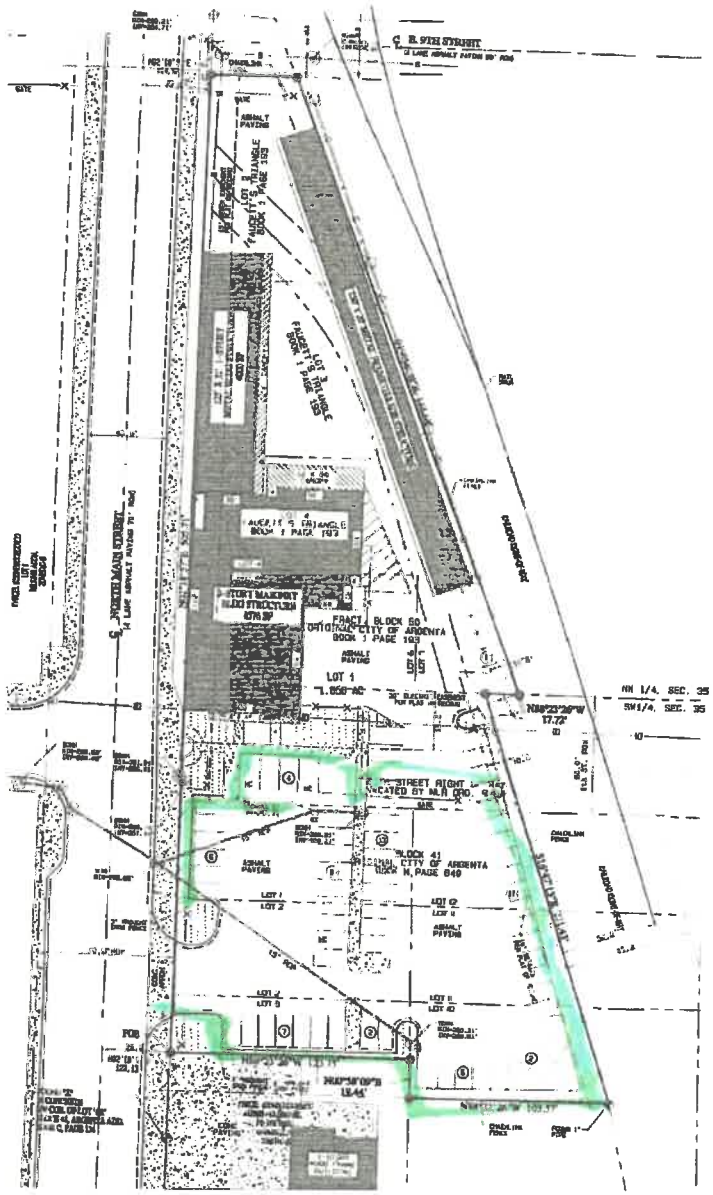
IN U.A. IN U.A. SECTION 35	0.797 ACRES
IN U.A. IN U.A. SECTION 36	0.038 ACRES
TOTAL	1.834 ACRES

ZONING NOTES (C-6 MIXED USE COMMERCIAL)

CURRENTLY ZONED: MIXED USE COMMERCIAL
SET BACKS FRONT: 0'
SET BACKS SIDE: 0'
SET BACKS REAR: 10'
BLDG HGT PERMITTED: FAC.
MIN LOT AREA: NONE SF
MIN LOT CONTAINED: NONE

GENERAL NOTES:

1. PROPERTY IS ZONED C-6 MIXED USE COMMERCIAL DISTRICT.
2. WATER SUPPLIED BY CENTRAL ARKANSAS WATER.
3. WASTEWATER DISPOSAL SUPPLIED BY NORTH LITTLE ROCK WASTEWATER.
4. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED WETLANDS, OR WASTE SITE.
6. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
7. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH MAIN ST. AND WEST 6TH ST. NORTH LITTLE ROCK, AR 72114.
8. AT THE TIME OF THE ALTA SURVEY THE ADDRESS DESCRIBED ON SITE WAS 600 NORTH MAIN ST. NORTH LITTLE ROCK, AR 72114.
9. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF WITH GROUND APPURTENANCES ONLY. THE ADDITION HAS NOT PROVIDED WITH UNDERGROUND PLANS ON SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
10. THIS EASEMENT IS THE SAME AS DESCRIBED IN TITLE COMMITMENT # 22-004-0025 ISSUED NORTH U. BOND BY CHICAGO TITLE INSURANCE COMPANY.



THIS SURVEY-

GRAPHIC SCALE 1" = 30'
0 30 60

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83 2002

VICINITY MAP N.T.S.

LEGAL DESCRIPTION:

Lot 1 Bryan Hosto Addition. Filed for record [illegible] records of Pulaski County, AR.

PULASKI COUNTY TITLE COMMITMENT # 22-004-0025
COMMITMENT DATE 05-24-2022
NOTED PER SCHEDULE B, SECTION II:

1. All known defects, liens, encumbrances, adverse claims, or other matters that appear in the Public Record are shown hereon.
2. All known discrepancies or conflicts in boundary lines, any shortages in areas or any encroachment or overlapping of improvements known at the time of this survey are shown hereon.
3. Any facts, rights, interests or claims which are not shown by the public record. (Not part of this survey)
4. Easements, liens or encumbrances or claims thereof, which are not shown by the public record. All known at the time of this survey are shown hereon.
5. Any lien or rights to lien, for services, labor or material imposed by law and not shown by the public record. (Not part of this survey)
6. Rights or claims of parties in possession of all or any part of the described premises, not shown by the public record. (Not part of this survey)
7. Rights of tenants in possession and poor unrecorded leases. (Not part of this survey)
8. Not part of this survey.
9. Not part of this survey.
10. Not part of this Survey.
11. Survey subject to building setback lines and easments as shown on Plat of Record in Plat Book 1, Page 103, Records of Pulaski County, Arkansas and are shown hereon.
12. Survey is subject to Restrictive Covenants contained in Bill of Assurance Book 1 Page 103 Records of Pulaski County, Arkansas.
13. Survey subject to building setback lines and easements as shown on Plat of Record in Plat Book H2, Page 640, Records of Pulaski County, Arkansas and are shown hereon.

SURVEYOR CERTIFICATE

To: City of North Little Rock, Chicago Title Insurance Company, Harper Properties, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a)(b), 7(a)(b)(c)(d), 8-9, 10(a), 11, 13, and 20 of Table A thereof. The field work was completed on December 16, 2021.

Date:

J. Eric Holloway, PLS
License Registration No.: 1803

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1803
SIGNATURE

FLOOD STATEMENT:
THERE ARE NO PORTIONS OF THIS LOT INCLUDED IN OR WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOCKNEAR, DATED JULY 6, 2010.

SURVEY CODE:
[illegible]

HOLLOWAY ENGINEERING
Surveying & Civil Design, PLLC
200 Caney Drive
Maumelle, Arkansas 72113
(501) 835-3898
www.holloway-eng.com
eric@holloway-eng.com

ALTA/NSPS Survey Lot 1
Bryan Hosto Addition
City of North Little Rock, Pulaski County, Arkansas
for: City of North Little Rock

dwg by: RNC	date: revisions
checked: JEH	
date: 3/25/2022	
Scale: AS NOTED	

\\WAS-01-SRV-E7\Projects\Drawings\2021\2021-222 ALTA Survey at 600 Main Street (5 Parcels) NLR for Robert Birch\ALTA Survey2021-222.dwg
3/25/2022
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