O-22-101

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A WAREHOUSE AND STORAGE IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3021 LINCOLN AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Osman Valle, 5700 Hopson Drive, Little Rock, Arkansas 72209, seeking a special use to allow a warehouse and storage in an existing building in an R4 zone for property located at 3201 Lincoln Avenue, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof 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 Special Use is approved for a warehouse and storage in an existing building in an R4 zone for the subject real property located at 3021 Lincoln Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PT NW BEG 370'S & 694.6'E OF NW COR NW FOR POB TH E528.5' AL SLN COTTON BELT RR TRACKS TH SW'LY AL N R/W LINCOLN AV (PIKE AV) TO A PT 75' S OF RR TRACKS TH CONT SW'LY 95.5' NW'LY 88.4' TO POB 6 1N 11W TO THE CITY OF NLR, PULASKI CO, AR (See maps attached hereto as Exhibit A.)

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

1. The hours of operation are from 8 am to 6 pm Monday through Friday.
2. No outdoor storage is permitted.
3. No parking of vehicles or equipment on the grass is permitted.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
   i. Emergency lighting. (Volume 1 Section 1006)
   ii. Approved exit signs. (Volume 1 Section 1011)
   iii. Pass a fire safety survey conducted by the NLR Fire Marshal's Office
6. Business license to be issued after Planning Staff confirmation of requirements.
7. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 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 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. Taylor

EXHIBIT

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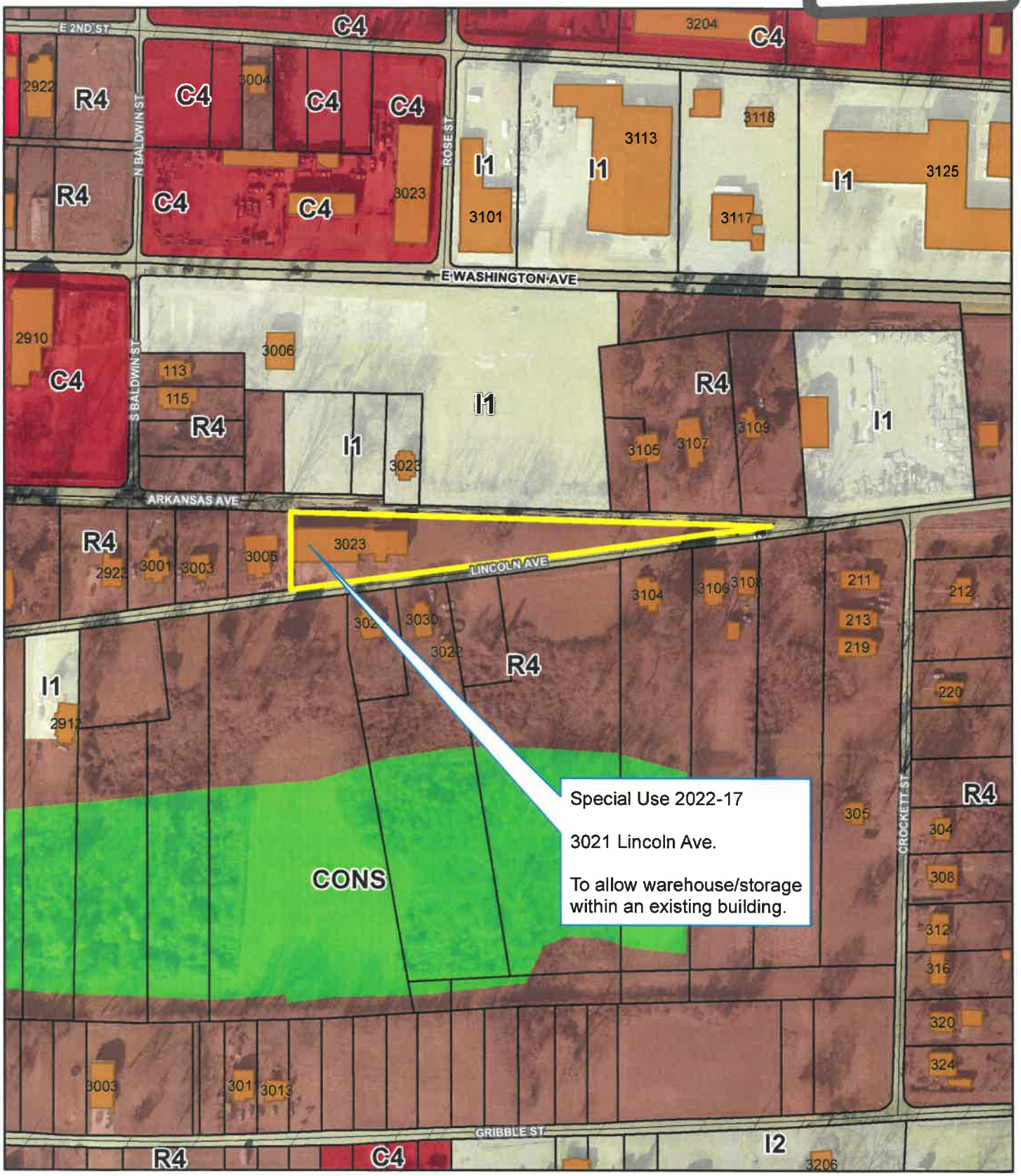
A

Special Use #2022-17



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 10/14/2022

Not an actual survey

Special Use #2022-17

Ortho Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 10/14/2022

Not an actual survey