O-22- 112

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TEMPORARY CONCRETE PLANT IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 10101 HIGHWAY 70 IN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the ongoing warehouse projects in the Tulip Farm area (Highway 70, Highway 391, and Interstate 40) have created an increased need for concrete; and

WHEREAS, application was duly made by Steve Horton of Razorback Concrete, P.O. Box 1028, West Memphis, Arkansas 72303, seeking a special use to allow a temporary concrete plant in a C4 zone for property located at 10101 Highway 70, 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 November 8, 2022; and

WHEREAS, the location of the request is within the planning jurisdiction of the City of North Little Rock.

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 temporary concrete plant in a C4 zone for the subject real property located at 10104 Highway 70 in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PT W1/2 OF THE NE COM W LN NE & S R/W LN OF RR TH S01*07'36"W 1214.05' AL SD W LN TO PT OF N R/W LN OF HW 70 TH N63*28'27"E 677.65' TO POB N63*28'27"E288.76' N02*38'57"E909.82' S81*50'28"W252.24' S02*53'55"W1003.29' TO POB 26-2N-11W (See map attached hereto as Exhibit A.)

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

1. Allow a temporary concrete plant to operate until December 31, 2023.
2. Temporary concrete plant to be removed from property and property to be returned to previous conditions by January 31, 2024.
3. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
4. Approval from the NLR Fire Department is required prior to the issuance of a business license
5. Business license to be issued after Planning Staff confirmation of requirements
6. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Terry C. Hartwick

Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.

By Amy Fields AA

DATE 10/10/22

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

RECEIVED BY _____

Special Use #2022-18

EXHIBIT
A

Ortho Map

1 inch = 150 feet

0 75 150 300 Feet

Date: 10/17/2022

Not an actual survey