O-22- 116

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A CONTRACTOR'S OFFICE WITH WAREHOUSING AND OUTDOOR STORAGE IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 705 WEST 29TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Michael Garner of PRO Service Builders, 11300 North Rodney Parham Road, Suite 125, Little Rock, Arkansas 72212, seeking a special use to allow a contractor's office with warehousing and outdoor storage of equipment in a C3 zone for property located at 705 West 29th Street, 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.

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 contractor's office with warehousing and outdoor storage of equipment in a C3 zone for the subject real property located at 705 West 29th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 15, BLOCK 26 OF THE MILITARY HEIGHTS RENEWAL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto as Exhibit A.)

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

1. The use of the site is for PRO Service Builders and its subsidiaries for storage/warehousing of materials, equipment, trucks, trailers and individual personal belongings due to a renovation project.
2. The hours of operation are 24/7.
3. A new chain link fence and security gate is allowed along the side yard adjacent to the existing parking area. The security gate is to meet the Fire Marshal's requirements.
4. Allow the existing 7 1/2' chain link fence with metal slats and 3 strands of barbed wire within the rear yard.
5. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
6. Commercial permits are required for any renovations, paving and fencing.
7. Approval from the NLR Fire Department is required prior to the issuance of a business license.
8. Business license to be issued after Planning Staff confirmation of requirements.

9. Business license holder understands that failure to comply with these conditions may result in loss of the Special 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:

Council Member Nathan Hamilton
FOR CONSIDERATION ONLY

ATTEST:

Diane Whitbey, City Clerk

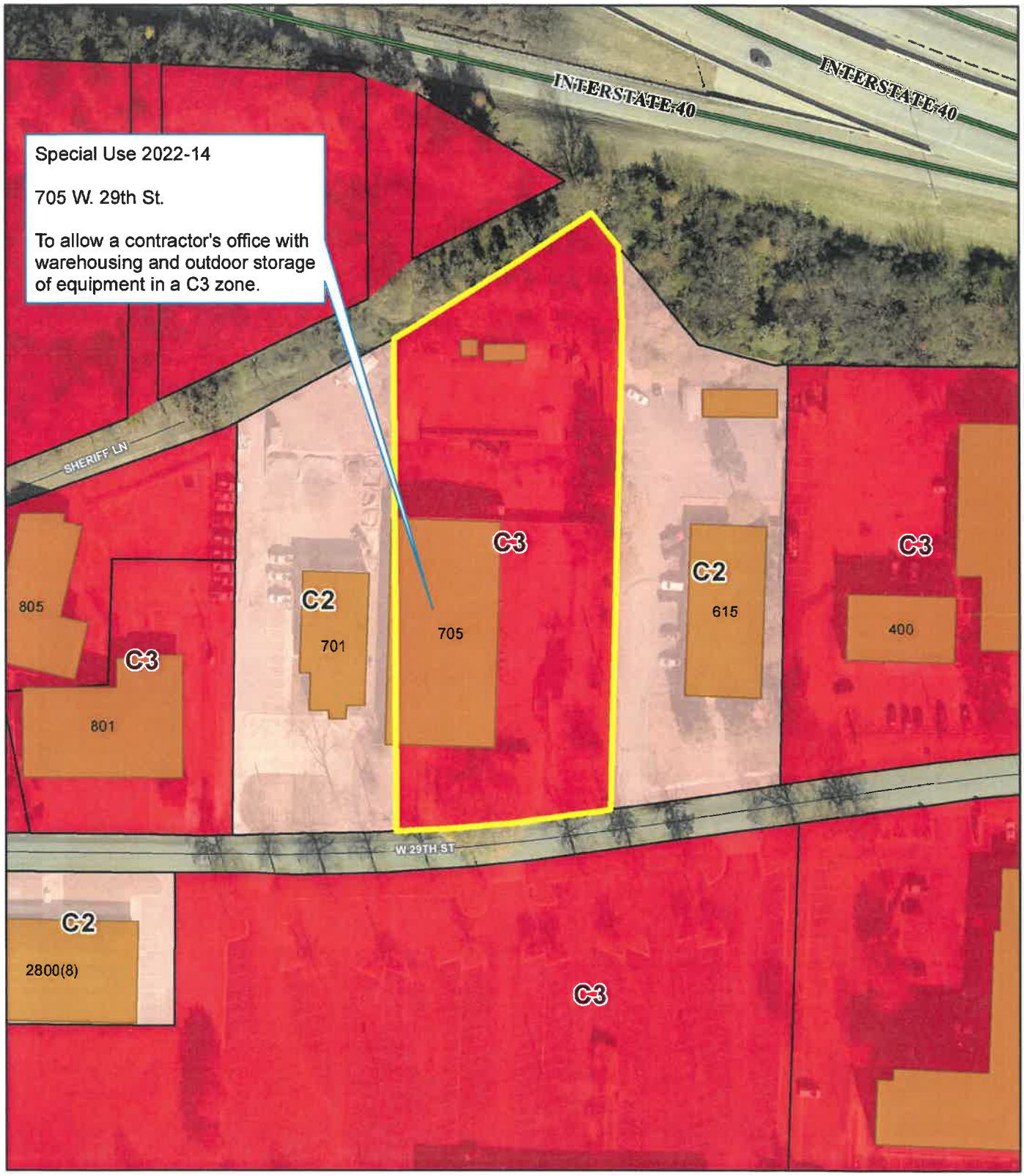
APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.
By Amy Fields CA
DATE 12/6/22
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY

Special Use #2022-14



Zoning Map

Date: 9/27/2022

1 inch = 100 feet

0 50 100 200 Feet

EXHIBIT A

tabbies survey

Special Use #2022-14

Ortho Map

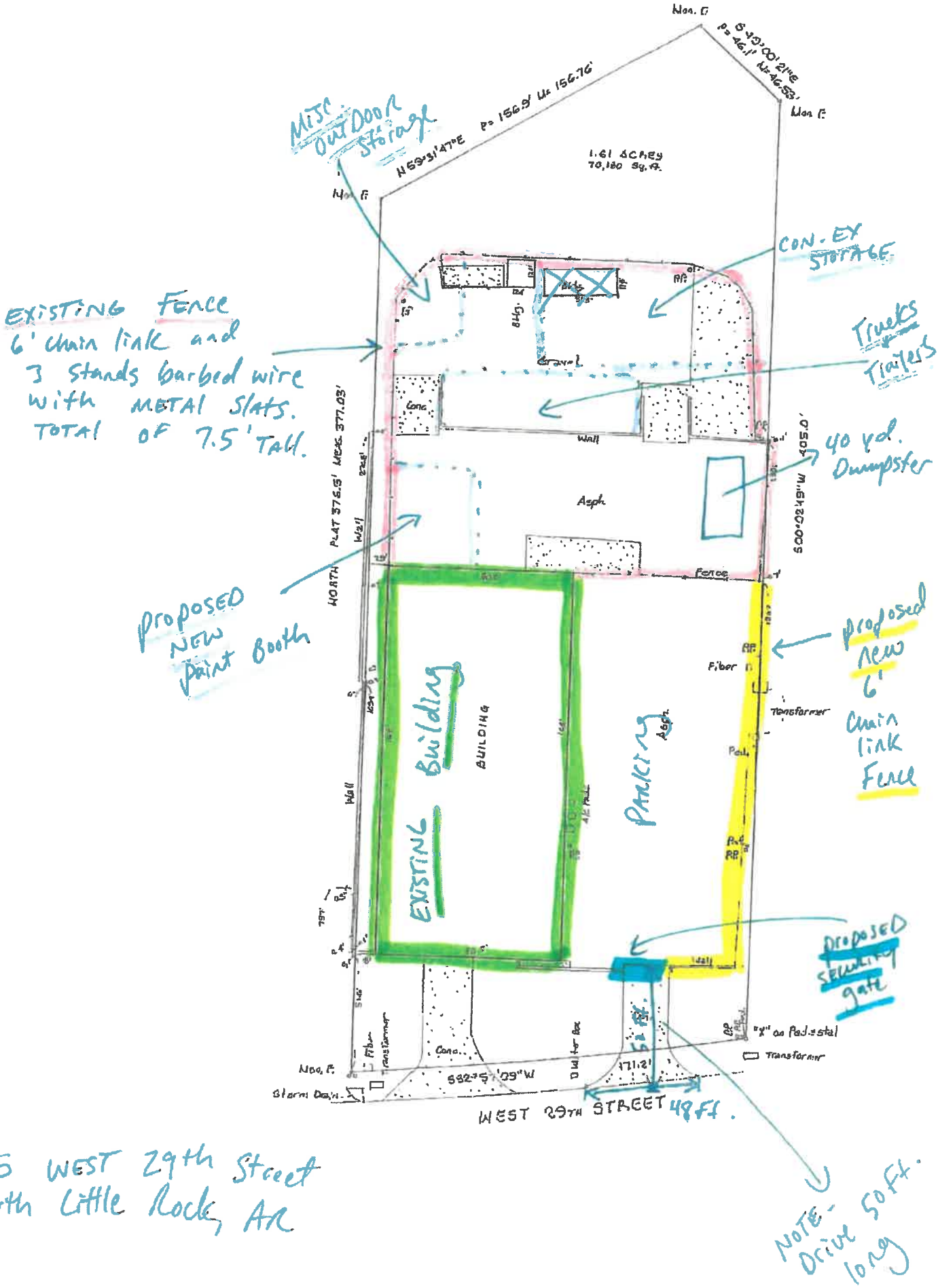
1 inch = 60 feet

0 30 60 120 Feet

N W E S

Date: 9/27/2022

Not an actual survey



705 WEST 29th Street
North Little Rock, AR