O-23- 13

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW TOW COMPANY IN AN I1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 6000 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Stacy Turner of Virgil's Hauling Inc., 10641 Frenchman Loop, Apt. B, North Little Rock Arkansas 72113, seeking a special use to allow a tow company in an I1 zone for property located at 6000 MacArthur Drive, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on December 13, 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 tow company in an I1 zone for the subject real property located at 6000 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SW 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY (NOW IN THE CITY OF NORTH LITTLE ROCK), ARKANSAS, AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SW 1/4 NW 1/4. AFORESAID AND RUN EAST ALONG THE LINE OF SAID 40-ACRE TRACT 5.12 CHAINS TO AN IRON PIN; THENCE SOUTH ONE AND ONE HALF DEGREES EAST 4.23 CHAINS TO AN IRON PIN; THENCE SOUTH 86 AND A HALF DEGREES WEST 4.99 CHAINS TO AN IRON PIN ON THE WEST LINE OF SAID SW 1/4 NW 1/4; THENCE NORTH 4.51 CHAINS TO THE POINT OF BEGINNING, EXCEPT THE EAST 40 FEET THEREOF (ALSO DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 12 WEST; RUN THENCE SOUTH 306 FEET TO THE NORTH LINE OF U. S. HIGHWAY 65; THENCE EASTERLY ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 316 FEET; THENCE IN A NORTHERLY DIRECTION 284 FEET TO AN IRON PIN WHICH IS 300 FEET EAST OF THE POINT OF BEGINNING; THENCE 300 FEET WEST TO THE POINT OF BEGINNING, ACCORDING TO AN UNRECORDED SURVEY BY RUFUS HAYDON, SURVEYOR, DATED APRIL 20, 1956 (See maps attached hereto as Exhibit A.)

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

1. A six (6) foot wood opaque privacy fence or a solid masonry wall shall be required to enclose the outdoor vehicle storage area on all 4-sides.
2. All tow trucks and haulers shall be parked in an enclosed area and screened from view on all 4-sides.
3. Fences shall not be allowed in the front yard of the outdoor storage lot, except as otherwise required by separate regulation.
4. Existing fences located in the front yard of the outdoor storage lot shall be removed, unless required when adjacent to residential use.
5. Outdoor vehicle storage lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.
6. All exterior lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Outdoor vehicle storage lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
8. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
9. No vehicles shall be sold from the storage lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
10. There shall be no more than 30 vehicles stored on the lot at any one time.
11. The vehicle storage lot shall be maintained at all times.
12. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
13. 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 Special 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 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:

Mayor Terry C. Hartwick
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

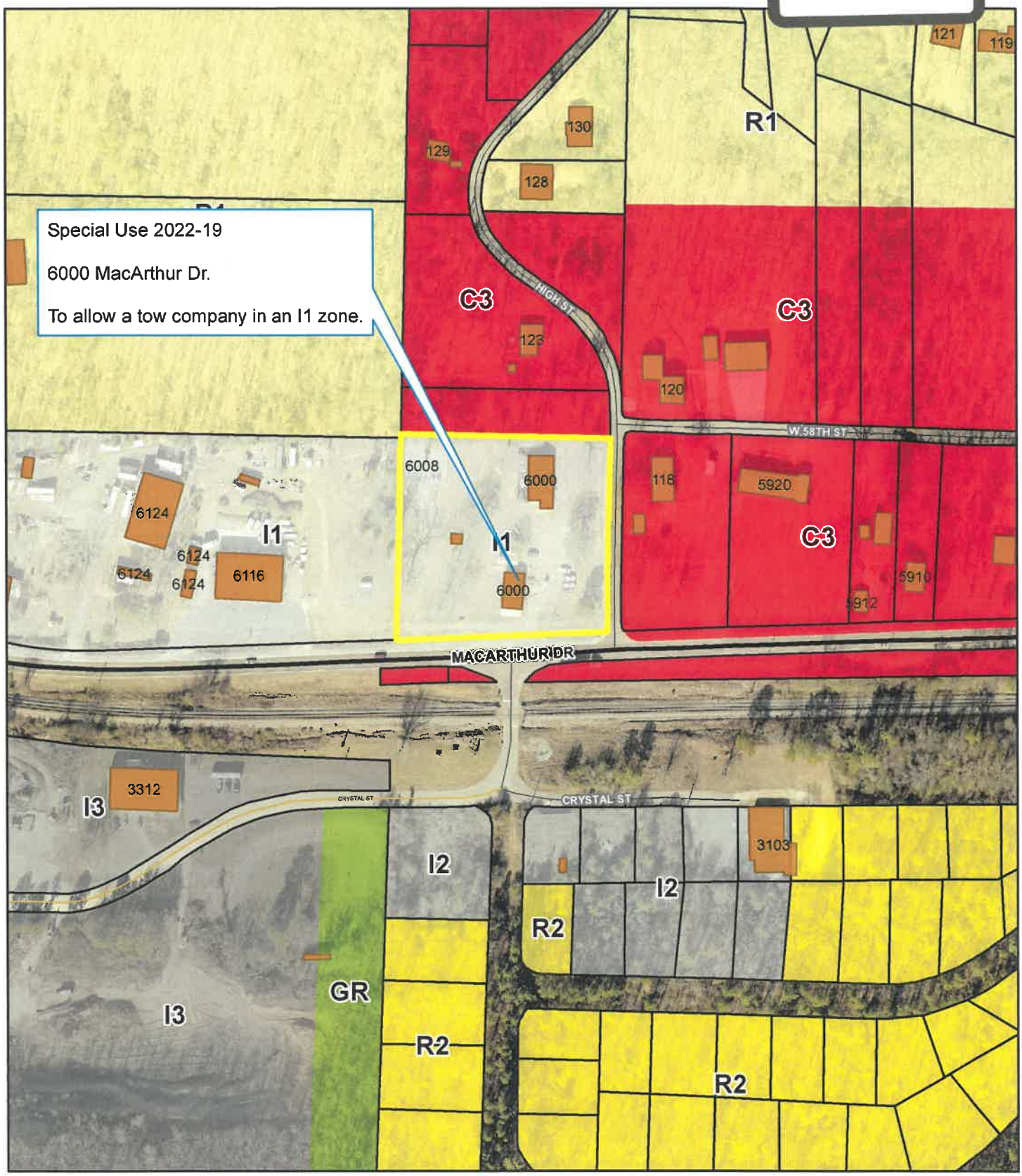
FILED 11:05 A.M. _____ P.M.
By A. Fields
DATE 2-7-23

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

RECEIVED BY S. Ussery

Special Use #2022-19

EXHIBIT A



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 11/4/2022

Not an actual survey

HIGH ST
office
Mac Arthur Dr.
- wrecker truck parking
- Fence
- towed vehicles
- tree

Special Use #2022-19

Ortho Map

1 inch = 50 feet

0 25 50 100 Feet

Date: 11/4/2022

Not an actual survey