

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW FOR WATER AND WASTEWATER TREATMENT OPERATIONS IN AN I1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7100 COLONEL MAYNARD ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made, Ecotech Holdings, LLC, 7100 Colonel Maynard Road, North Little Rock, Arkansas 72142, seeking a special use to allow warehousing, distributing, blending and repackaging of chemicals and related products used in water and wastewater treatment and similar operations in an I1 zone located at 7100 Colonel Maynard Road, 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 May 9, 2023.

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 to allow warehousing, distributing, blending and repackaging of chemicals and related products used in water and wastewater treatment and similar operations in an I1 zone located at 7100 Colonel Maynard Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

3.4212 CONSISTING OF TRACT 16-8 AND PORTION OF TRACT 17, RANCHETTES AT DEER MEADOWS, PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE COMMON LINE BETWEEN TRACTS 16-A AND TRACT 16-B, RANCHETTES AT DEER MEADOWS AND THE NORTHERN RIGHT OF WAY LINE OF SPECTRUM ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID RIGHT OF WAY N84.06' 48"W-311.74'; THENCE N83.07'23"W-99.18'; THENCE N10 19'25"E-378.08'; THENCE S79'38'56"E-98.94'; THENCE S79'42'44"E-310.74'; THENCE S10'18'07"W-348.15'; BACK TO THE POINT OF BEGINNING. (See maps and drawings attached hereto as Exhibit A.)

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

1. Allow the warehousing, distributing, blending and re-packaging of chemicals and related products used in water and wastewater treatment and similar operations.
2. All chemicals on site to meet the regulations of ADEQ.
3. The blending and re-packaging of chemicals to be regulated by ADEQ.
4. Any use of chemicals not for the purposes of Condition 1 stated above will require an amendment to the existing Special Use and notice as required by the zoning ordinance.

5. Meet all the requirements of the Fire Marshal.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. 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.

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:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:58	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>5-16-23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

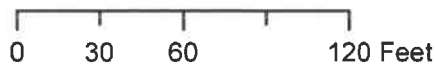
Special Use #2023-10

EXHIBIT
A



Ortho Map

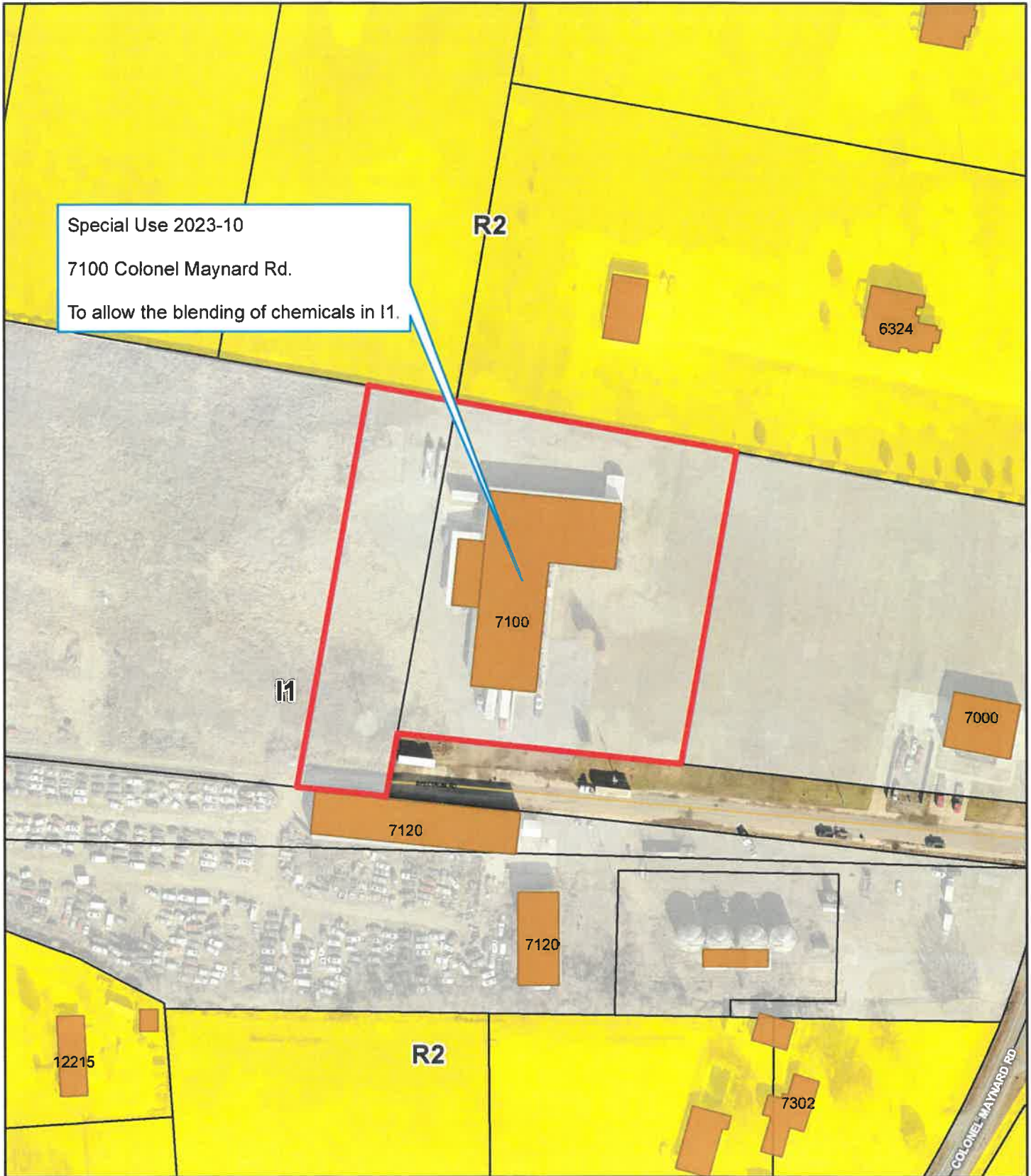
1 inch = 70 feet



Date: 4/28/2023

Not an actual survey

Special Use #2023-10



Zoning Map

1 inch = 150 feet



Date: 4/28/2023

Not an actual survey