

O-23- 49

PUBLIC
HEARING

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THE PLACEMENT OF A TEMPORARY OFFICE BUILDING IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 14 REMOUNT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brandon C. Keeton of Keeton Properties LLC, seeking a Special Use to allow the placement of a temporary office building in a C3 zone located at 14 Remount Road until March 31, 2024; and

WHEREAS, the request was not brought before the Planning Commission, and the applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, a sign has been placed on the property, and a legal advertisement of notice of a public hearing to be held July 10, 2023 at 6:00 p.m. has been placed in the newspaper.

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 the placement of a temporary office building in a C3 zone located at 14 Remount Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 1 OF THE KEETON ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANAS. (See maps and drawings attached hereto as Exhibit A.)

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

1. The temporary building must be removed from the site no later than March 31, 2024.
2. Safe circulation, accessible parking and accessible building entrance(s) must be provided.
3. A concrete or paved access must be provided from the hard surface ADA accessible parking spaces to the portable office entrance.
4. Provide approval from the Fire Marshal's office stating the existing driveway meets the requirements of the Arkansas Fire Code and there is sufficient room to turn around at the end of the driveway.
5. Any previously required landscaping and buffering, not currently in place, must be replaced with the current approval (2 parking lot shade trees are required).
6. If a dumpster is added to the site the dumpster must provide masonry screening on 3 sides along with an opaque gate.
7. The applicant shall comply with signage requirements found in Article 14 of the Zoning Ordinance.

8. The building must meet all applicable Federal, State, County and City requirements.
9. Submit all required documents to obtain a building permit. These documents may include, but are not limited to: commercial application, health dept letter, "stamped" building plans for the portable office building and site improvements.
10. Permeant electrical service will not be provided until all building inspections (Mechanical, Electrical, Plumbing, and Building) have been finalized and approved.
11. The applicant/owner 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:

ATTEST:

Terry C. Hartwick

Mayor Terry C. Hartwick *by AT*

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

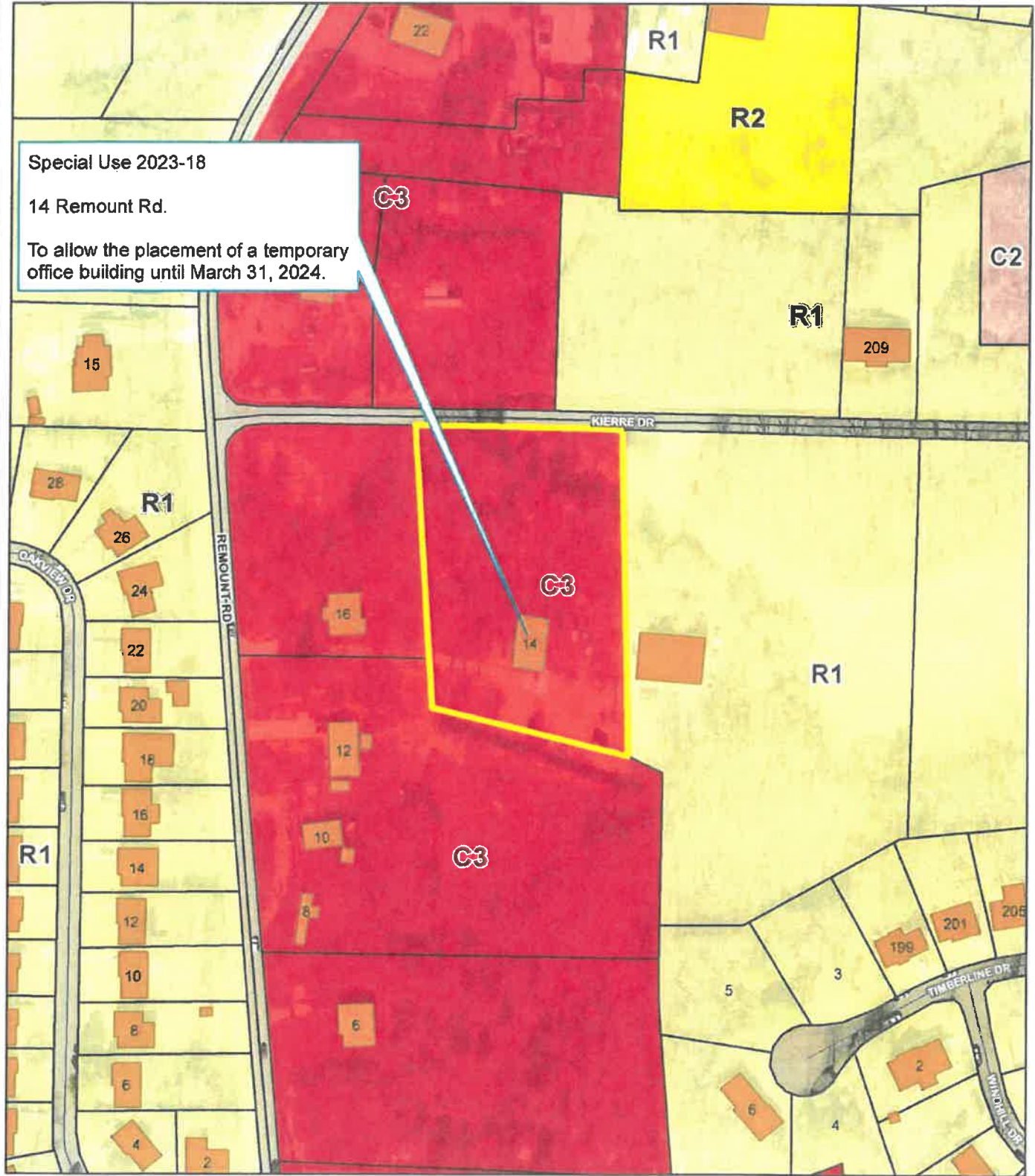
FILED	<u>11:15</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>7/15/03</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u><i>[Signature]</i></u>			

Special Use #2023-18

Special Use 2023-18

14 Remount Rd.

To allow the placement of a temporary office building until March 31, 2024.



Zoning Map

1 inch = 150 feet



Date: 6/27/2023

Not an actual survey

Special Use #2023-18



Ortho Map

1 inch = 50 feet



Date: 6/27/2023

Not an actual survey



SCALE 1" = 40'

KIERRE ROAD (20' ROW)

N89°53'15"E 227.70'

N03°35'29"W 333.24'

N07°20'46"E 368.34'

N16°15'32"W 222.94'

N89°53'55"W 1617.24'

REMOUNT ROAD

KEETON PROPERTIES LLC ZONED C3

EXISTING 1-STORY HOME TO BE DEMOLISHED AND CONVERSION (2,000+ SQ FT)

KEETON PROPERTIES LLC ZONED C3 (1.732AC)

KEETON PROPERTIES LLC ZONED R4

KEETON PROPERTIES LLC ZONED R4

KEETON PROPERTIES LLC ZONED R4

KEETON PROPERTIES LLC ZONED R4

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KEETON PROPERTIES LLC ZONED R4

KEETON PROPERTIES LLC ZONED R4

SITE PLAN

LEGAL DESCRIPTIONS

LOT 1, KEETON ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS



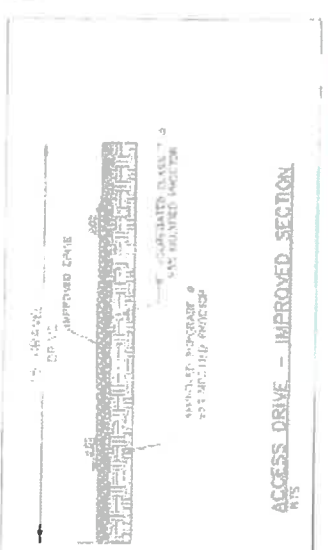
LEGEND
 FOUND BENCH MARK
 SET HIGH MARK
 BUILDING LINE
 FENCE LINE
 PROPERTY LINE
 CENTER LINE

FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 05198C (ISSUED DATED JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE A-X AND DOES PARTIALLY LIE IN THE 100 YEAR FLOOD PLAIN.

NGLAR ENGINEERING CO., INC. 1501 N. GUYTON ST., SUITE 100 LITTLE ROCK, AR 72205	
PROJECT NO.	207
DATE	DEC. 5, 2016
PROJECT TITLE	LOT 1, KEETON ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
SCALE	AS SHOWN
BY	J.P.
CHECKED BY	J.P.
DATE	12/5/16

CITY PLAN REVIEW LOT 1, KEETON ADDITION	
APPROVED BY	DATE
PROJECT NO.	207
DATE	DEC. 5, 2016
PROJECT TITLE	LOT 1, KEETON ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
SCALE	AS SHOWN
BY	J.P.
CHECKED BY	J.P.
DATE	12/5/16



TYPICAL DRIVEWAY ENTRANCE PLAN

ACCESS DRIVE - IMPROVED SECTION

- NOTES:
1. PROPERTY ZONED C-3
 2. PROPERTY IS 1.732 ACRES
 3. NEAREST FIRE HYDRANT IS 200' WEST AND 60' SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY LINE
 4. 6" COP WATER LINE RUNS ALONG THE WEST SIDE OF REMOUNT ROAD.
 5. NO DUMPSTER IS GOING TO BE ON THE SITE.

KEETON PROPERTIES LLC
 1501 N. GUYTON ST., SUITE 100
 LITTLE ROCK, AR 72205

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