

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AUTOMOBILE REPAIRS AND MINOR SERVICES IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 12601 MAUMELLE BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Angel Robinson of Guggenheim Services, 3000 Internet Boulevard, Suite 570, Frisco, Texas 75034, seeking a conditional use for property located at 12601 Maumelle Boulevard to allow automobile repairs and minor services in a C3 zone, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on July 11, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a Conditional Use is approved for automobile repairs and minor services in a C3 zone for the subject real property located at 12601 Maumelle Boulevard in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 6 OF THE WNLR COMMERCIAL ADDITION TO THE CITY OF NLR, PULASKI COUNTY, ARKANSAS (See maps and drawing attached collectively hereto as Exhibit A.)

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

1. Meet the requirements of SD2023-47 WNLR Commercial Addition Lot 6 Final Plat and SPR to allow auto repair minor @ 12601 Maumelle Blvd.
2. Permitted uses inside the structure may include oil changing, lubrication, tune-ups, brake repairs, flat tire repair, air conditioning service.
3. All work to be done inside the building - No outdoor repairs shall be permitted
4. No outdoor displays of vehicles or merchandise.
5. No outdoor storage of vehicles, merchandise or repaired parts.
6. Major auto repair is not permitted (Wrecked vehicle repair shall not be permitted).
7. Customer vehicles are not allowed to be left outside overnight.
8. No vehicle sales from the lot.
9. Hours of operation will be 6:00 a.m. - 10:00 p.m. daily.
10. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
11. All signs must comply with Article Fourteen – Sign Code.
12. An oil/water separator is required. Please make submittal to NLR Wastewater for review and approval.
13. Complete requirements of ADEQ.
14. Applicant must meet all applicable Federal, State, County and City requirements.

- 15. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
- 16. Business license to be issued after Planning Staff confirmation of requirements.

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 conditional 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:

Ron Harris
Council Member Ron Harris *gfh*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

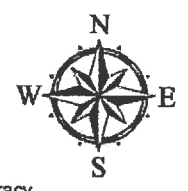
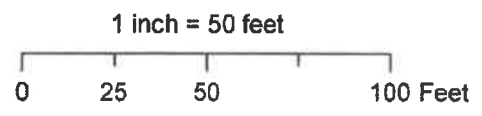
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

| | | | | |
|--|------------------|------|-------|------|
| FILED | <u>10:26</u> | A.M. | _____ | P.M. |
| By | <u>A. Fields</u> | | | |
| DATE | <u>8-8-23</u> | | | |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas | | | | |
| RECEIVED BY | <u>S. Ussery</u> | | | |

Conditional Use # 2023-06

EXHIBIT
A



Date: 6/13/2023

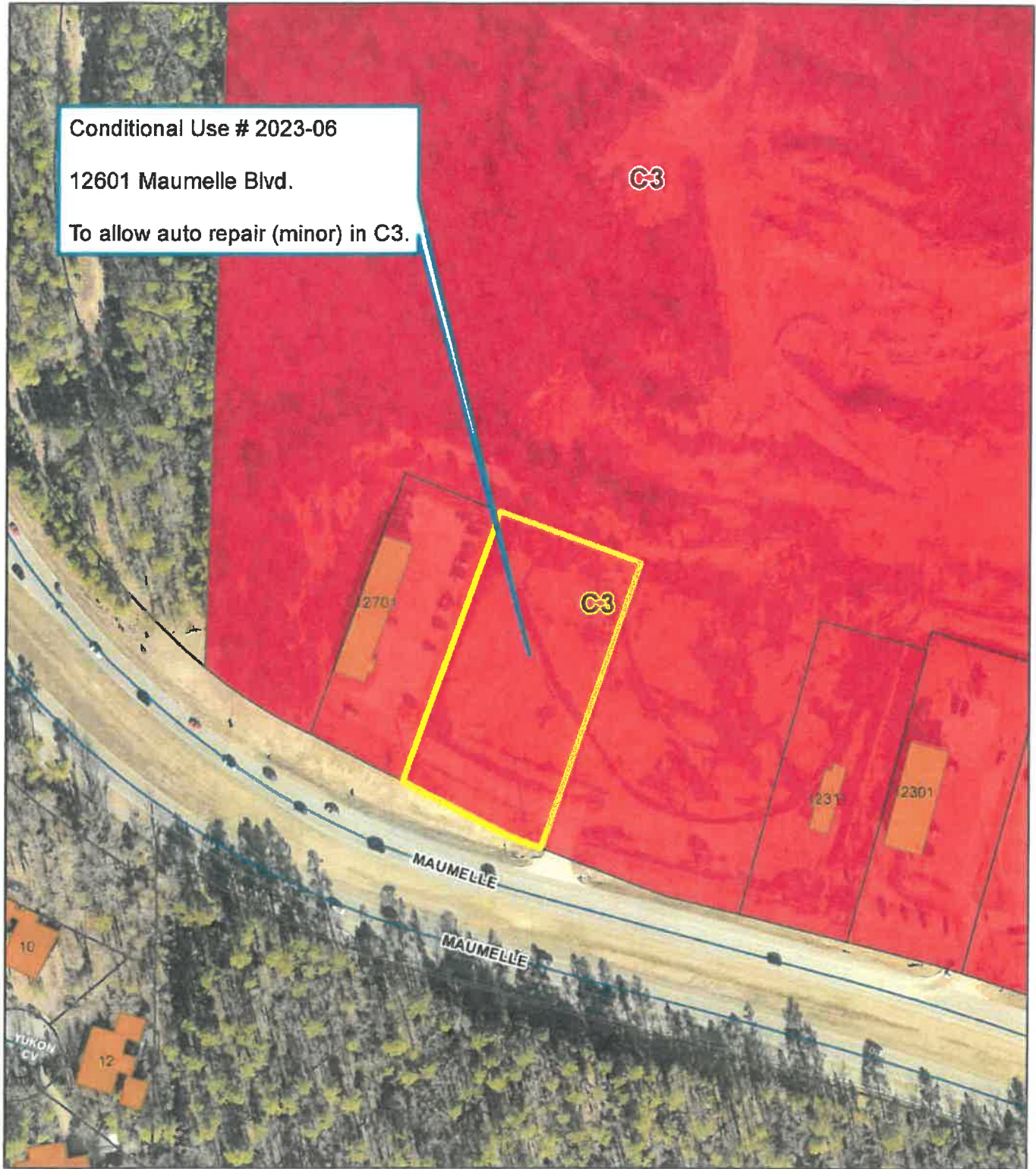
Map is not to survey accuracy

Conditional Use # 2023-06

Conditional Use # 2023-06

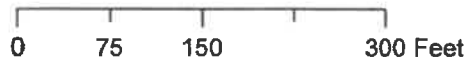
12601 Maumelle Blvd.

To allow auto repair (minor) in C3.



Zoning Map

1 inch = 150 feet



Date: 6/13/2023

Map is not to survey accuracy



3100 S. Lake Road, Suite 200
 Jackson, TN 38228
 P: 731-497-1180
 John Marshall, PE
 Civil Engineer

THE OWNER HAS REVIEWED THIS PLAN AND APPROVES THE INFORMATION CONTAINED HEREIN. IT IS TO BE USED FOR THE DESIGN OF THE PROJECT ONLY.



JIFFY LUBE
 101 S. BLOCK 3
 CHAMPIONS CIRCLE ADDITION
 NORTH LITTLE ROCK, ARKANSAS

PRELIMINARY PLANTING PLAN

| | |
|-----------------|---------------------------|
| DATE | 05/29/23 |
| BY | JM |
| PROJECT NO. | 2300000000 |
| PROJECT NAME | CHAMPIONS CIRCLE ADDITION |
| PROJECT ADDRESS | 101 S. BLOCK 3 |
| PROJECT CITY | NORTH LITTLE ROCK, AR |
| PROJECT COUNTY | CLAYTON |
| PROJECT STATE | AR |
| PROJECT ZIP | 72414 |

L 100

LEGEND:

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SPACING | PLANT COLOR | QUANTITY |
|--------|-------------------------------|--------------|-----------|-------------|----------|
| | ACER RUBRUM "AUTUMN FLAME" | WHITE REDBUD | SEE NOTES | - | 4 |
| | ULMUS AMERICANA "PATRIOT" | PATRIOT ELM | SEE NOTES | - | 4 |

| | | | |
|--|-----------------------------------|----------------|----|
| | ABELIA X EDWARD GUCHER' ABELIA | 3' PINK/VIOLET | 18 |
| | BIRNBERG BUNBERGER "ROSE GLOW" | 3' | 11 |
| | VIBURNUM X BURKWOOD "MOHAWK" | 6' | 4 |
| | LEX VORTICARIA STONES ONYX | 3' | 24 |

300.0 SQUARE FEET AND MULTIPLY
 EUROPE MUSCARI 'VARIAGATA', VAREGATED LILY TURF 104L@ LANGRDER 1800S S.F.
 24" O.C.

ROCK, BULK, VARIOUS TYPES 'OVERSIZE, PEA GRAVEL OR
 SMALL RIVER, 3" DEPTH W/ WEED BARRIER FABRIC
 COMPANY: 801-821-4770

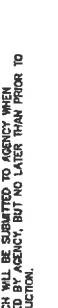
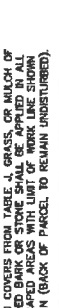
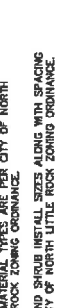
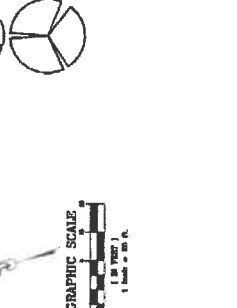
CEDAR OR HARDWOOD MULCH, AVAILABLE AT
 AREAS EXCEPT WHERE OR 500
 OR ROCK IS PROPOSED.
 3" DEPTH W/ WEED BARRIER FABRIC
 LINEAR FEET PER PLAN

EVENEDGE STEEL EDGING
 (GARDEN IRING IF NOTED)

LANDSCAPE CALCULATIONS:
 DESIGN PARAMETERS
 SITE IS ZONED C3-COMMERCIAL, PARCELS TO THE NORTH, EAST AND WEST ARE
 ALSO ZONED C3, WITH THE STREET TO THE SOUTH, UNINCULCATED, ALONG WITH
 THE PROPOSED AREA BEING WITHIN THE DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY.

ARTICLE 7.2.1.1. PARKING LOT SHADING
 SECTION 7.2.1.1.1. PARKING LOT SHADING
 PRIMARY REQUIREMENT IS THAT ONE (1) TREE IS REQUIRED FOR 500 (500) SQUARE
 FEET OF PARKING SPACE. THE TREE SHALL BE PLANTED IN THE PARKING SPACE
 OVER 12 PROPOSED PARKING SPACES
 REQUIRED: PROPOSED:
 18 (PARKING SPACES) / 6 = 3 TREES (REQUIRED/PROPOSED)

SECTION 7.2.2. LANDSCAPE SIDES
 LANDSCAPE SIDES SHALL BE REQUIRED ALONG ALL FRONT, SIDE, AND REAR
 YARDS ADJACENT TO PARKING AREAS, DRIVEWAYS, OR VEHICLE HANDLING
 AREAS.
 REFER TO PLAN FOR REQUIRED WIDTHS OF LANDSCAPE SIDES.
 A CONTINUOUS STRIP OF SHRUBS SHALL BE REQUIRED FOR ANY LANDSCAPE
 STRIP ADJACENT TO ANY PARKING AREA.
 PLANTING SHALL BE PERFORMED AS SHOWN ON THIS PLAN. THE DISTANCE AT
 PARKING AT REAR OF LOT SHALL BE MEASURED FROM THE END OF THE LOT AND
 NOT ADJACENT DEVELOPMENT, OR A STREET.
 C. GROUND COVER FROM TABLE 3.1. GRASS, OR MULCH OF SHREDED BARK OR
 OTHER ACCEPTABLE MATERIAL SHALL BE REQUIRED FOR ALL LANDSCAPE STRIPS
 LOTS AND TO IMPROVE THE APPEARANCE OF PLANTINGS IN PARKING SPACES.
 REFER TO PLAN FOR MATERIALS PROVIDED IN LANDSCAPE AREAS.
 SECTION 7.2.3. STREET TREES
 MINIMUM SPACING SHALL BE 100 FEET.
 STREET FRINGE: 10' x 40' (TOTAL) - 24 LF (DRIVEWAY) = 107.00 LF.
 REQUIRED/PROPOSED:
 1 TREE (USED TREES FROM TABLE B) PER THIRTY (30) LF.
 168 LF / 30 LF = 5.6 = 6 TREES REQUIRED/PROPOSED.



CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF
 UTILITY LINES AS SHOWN ON THIS PLAN ARE BASED ON RECORDS OF THE VARIOUS
 UTILITY COMPANIES AND WHERE POSSIBLE ARE BEING OBTAINED FROM THE
 INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES
 TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE
 CONTRACTOR TO LOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH
 CONTACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

