

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW CONCESSION TRAILER SALES IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3805 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Patricia Garcia of The Fud Trailer Company, 3805 MacArthur Drive, North Little Rock, Arkansas 72118, seeking a Special Use to allow concession trailer sales in a C4 zone located at 3805 MacArthur Drive, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 13, 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 concession trailer sales in a C4 zone located at 3805 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PT SW NW BEG SW COR N624'TO S'LY R/W HWY365 S42*E613 3'TO POB S45*W100'S 10*W91 3'TO N R/W38ST S89*E54 4'N45* E135 85'N43*W90'TO POB 22 2N 12W, TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps and drawings attached hereto as Exhibit A.)

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

1. Sales or lease display area shall be located in the rear of the building.
2. No display of concession trailers within the front property line.
3. Provide six (6) dedicated parking spaces including one (1) dedicated ADA parking space. Parking of and/or display of concession trailers is not permitted in the dedicated parking spaces.
4. All work shall be completed inside the building. No outdoor conditioning, repair or service shall be permitted.
5. Dumpster shall have masonry screening on three sides with an opaque gate enclosure.
6. Provide one (1) hardwood shade tree in the front parking area.
7. Provide perimeter shrubs between the adjoining street and the parking areas.
8. Fences shall not be allowed in the front yard of any outdoor sales or leasing lot, except as otherwise required by separate regulation.
9. The days and hours of operation are from 8 am to 8 pm daily.
10. All signs must comply with Article Fourteen – Sign Code.
11. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
12. Applicant must meet all applicable Federal, State, County and City requirements.

13. 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.

14. 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 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:

Steve Baxter
Council Member Steve Baxter *h/AF*

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>Slattery</u>

Special Use #2023-07

EXHIBIT
A



Ortho Map

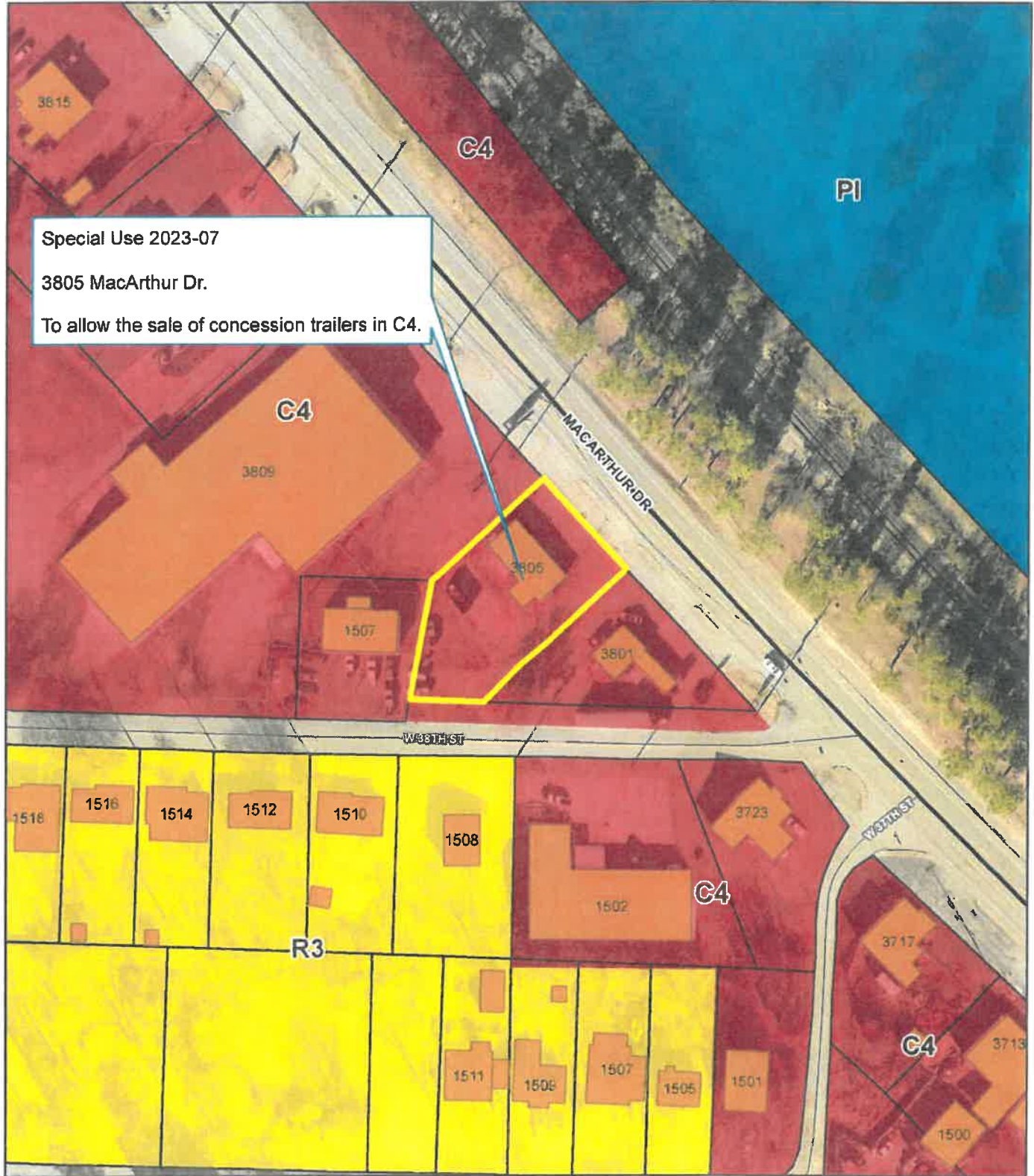
1 inch = 30 feet



Date: 4/14/2023

Not an actual survey

Special Use #2023-07



Zoning Map

1 inch = 100 feet



Date: 4/14/2023

Not an actual survey

APPLICANT'S INFORMATION: TRENDING GROUP, INC. DBA THE FLUO TRAILER COMPANY

IMPERVIOUS AREA CALCULATIONS:
 EXISTING BUILDING = 1,884 SQ.FT.
 EXISTING DRIVEWAY & PARKING AREAS = 6,790 SQ.FT.
 TOTAL IMPERVIOUS AREA = 8,674 SQ.FT.
 TOTAL FLOOR AREA = 1,884 SQ.FT.
 FLOOR AREA RATIO (FAR): 3.19%



*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"

- NOTES:
- Property lines
 - Conditioning space won't be longer required.
 - ADA Compliant Parking
 - Display area surface is asphalt paving.
 - No outdoor activities will be performed (service, maintenance or repairs). Units will be sold "AS IS".
 - (1) hardwood shade tree in the front parking area.
 - Perimeter shrubs between the adjoining street and the parking areas.
 - No fence required.

SITE PLAN

ADDRESS:
 3805 MACARTHUR DR
 NORTH LITTLE ROCK, AR 72118
 PARCEL ID: 33N-141.00-086.00
 LOT AREA: 14,126 SQ.FT.
 PLOT SIZE: 11" X 17"
 DRAWING SCALE: 1"=20'

