

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A GLASS RECYCLING FACILITY IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 100 CAMPBELL ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brian Dale on behalf of Joe White and Associates, 25 Rahling Circle, Suite A-2, Little Rock, Arkansas 72223, seeking a conditional use for property located at 100 Campbell Road to allow a glass recycling facility in an I2 zone, which application was duly considered and approved (5 affirmative votes; 2 against; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on August 8, 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 a glass recycling facility in an I2 zone for the subject real property located at 100 Campbell Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

BLOCKS 1, 3 AND 4 OF JOHN DOUGLAS ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF SPANISH GRANT #2418, IN T-1-N, R-11-W; PULASKI COUNTY, ARKANSAS. LESS AND EXCEPT THE NORTHERN 700' OF SAID BLOCK 1 (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 SD2023-54 Ace Glass Lot 1 Preliminary Plat and SPR @ 100 Campbell Rd, NLR, AR.
2. Provide ordinance by City Council rezoning the R2 portion of the property to I2.
3. All outdoor storage facilities for fuel, raw materials, products, and uses of similar nature shall be enclosed by an opaque fence or wall adequate to conceal such facilities from adjacent properties, streets, highways and public ROW's.
4. Full buffers are required adjacent to residentially zoned or used property. Do not remove any existing trees from buffer areas.
5. Hours of operation for indoor activities will be 24-hours per day 7-days per week with outside activities limited to 7 am to 7 pm, 7-days per week
6. If a dumpster is added to the site, the dumpster shall have masonry screening on three sides with an opaque gate enclosure
7. All signs must comply with Article Fourteen – Sign Code
8. Applicant must meet all applicable Federal, State, County and City requirements
9. 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

10. 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:

Maurice Taylor

Council Member Maurice Taylor

WAF

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

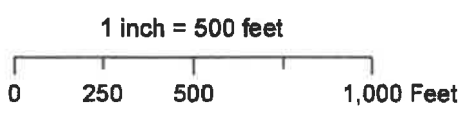
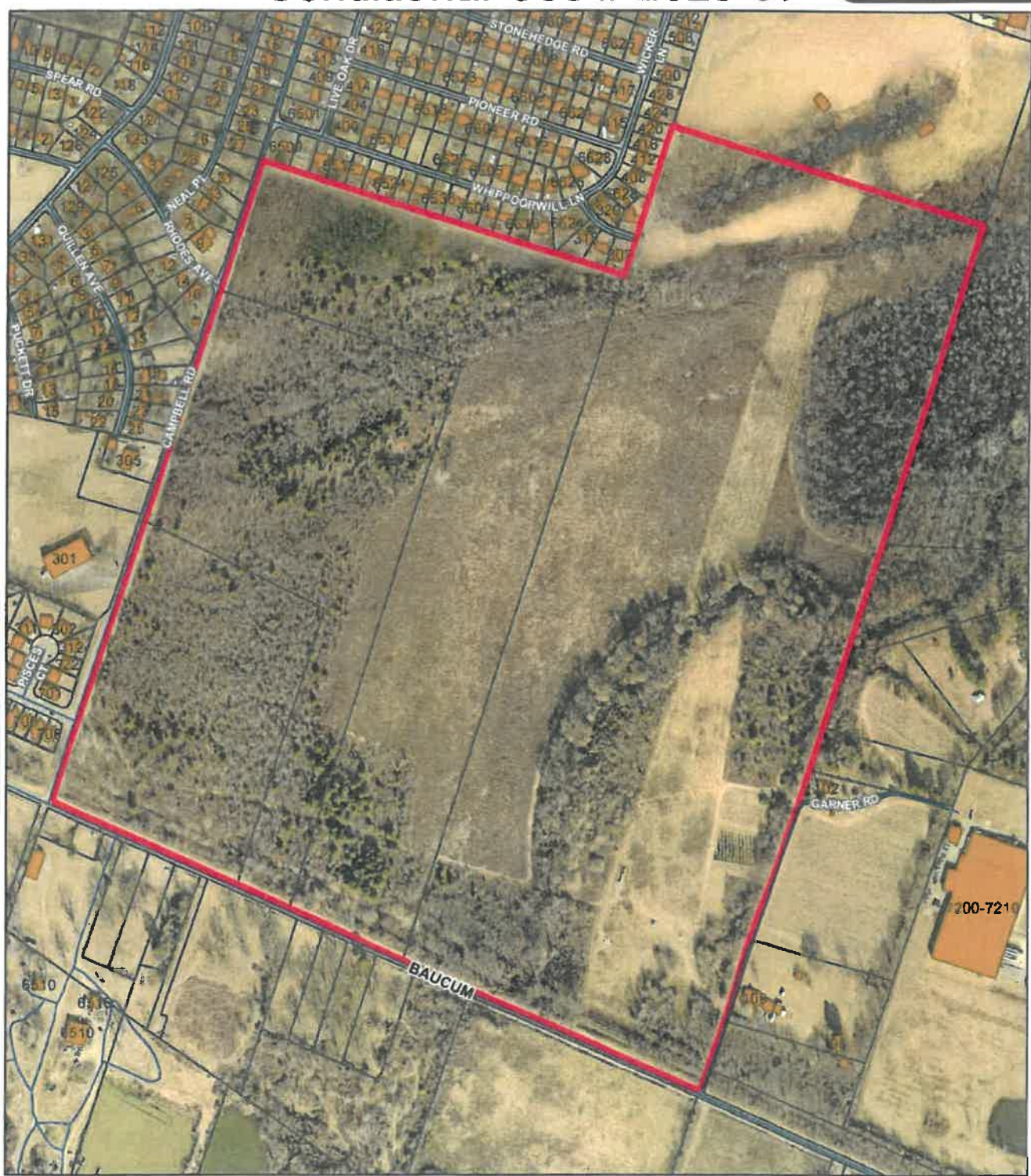
Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:50</u>	A.M.	_____	P.M.
By:	<u>Amy Fields CA</u>			
DATE	<u>8/23/23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

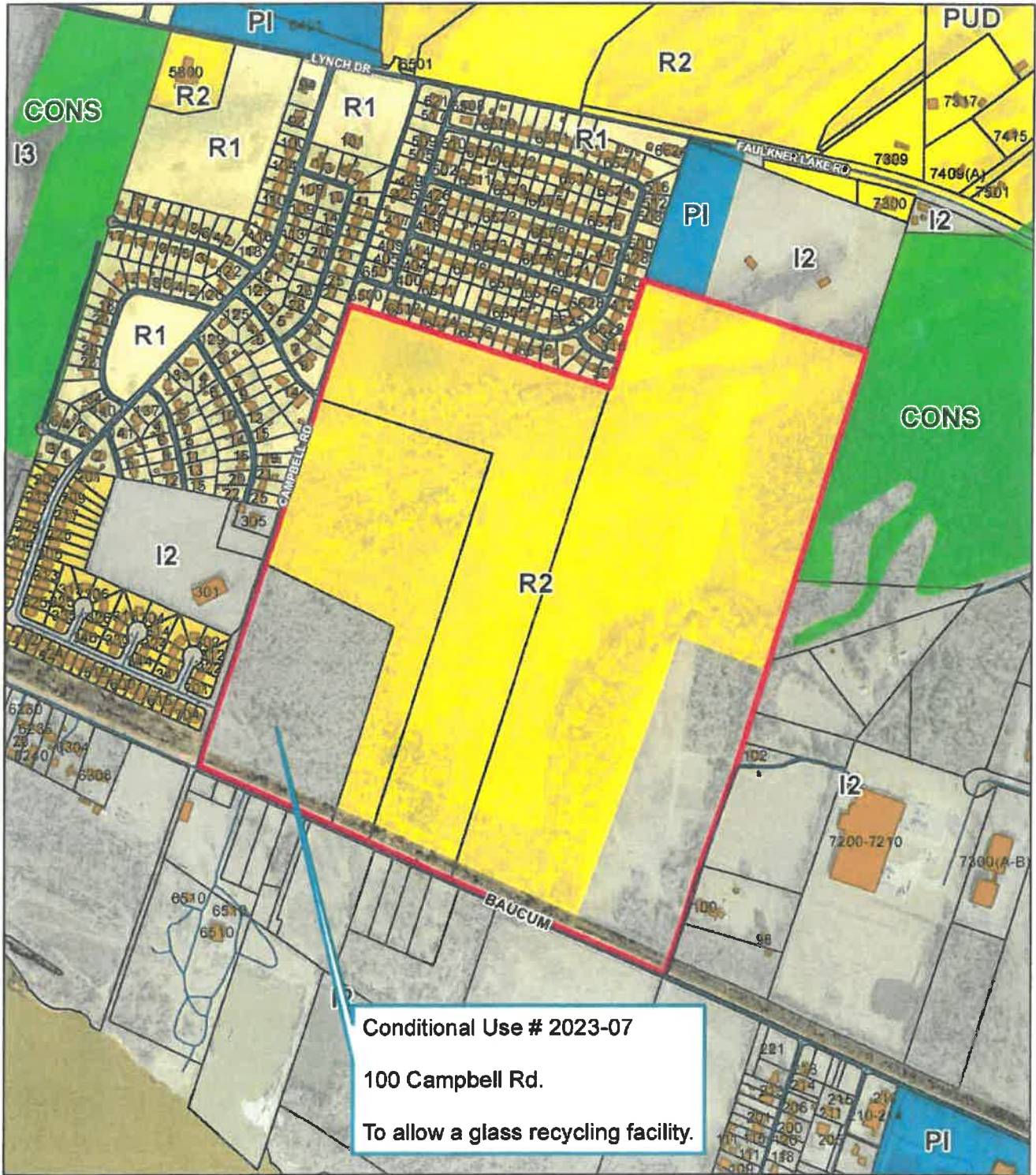
Conditional Use # 2023-07



Date: 7/27/2023

Map is not to survey accuracy

Conditional Use # 2023-07

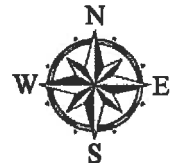
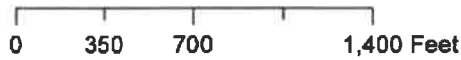


Conditional Use # 2023-07
100 Campbell Rd.
To allow a glass recycling facility.



Zoning Map

1 inch = 700 feet



Date: 7/27/2023

Map is not to survey accuracy

