

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW OUTDOOR STORAGE IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2901 HARRIS ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 2901 Harris Road to allow outdoor storage in an I2 zone, which application was duly considered and approved (7 affirmative votes; 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 outdoor storage in an I2 zone for the subject real property located at 2901 Harris Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 2 OF THE GALLOWAY INDUSTRIAL PARK ADDITION TO THE CITY OF NORTH LITTLE ROCK, 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 SD2023-52 Galloway Industrial Park Add Lot 2 Prel Plat & SPR.
2. 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.
3. All signs must comply with Article Fourteen – Sign Code.
4. Applicant must meet all applicable Federal, State, County and City requirements.
5. 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.
6. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:


Council Member Linda Robinson

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:10	A.M.	_____	P.M.
By	Christina Yielding			
DATE	9.5.23			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	Sussery			

Conditional Use # 2023-08



Ortho Map

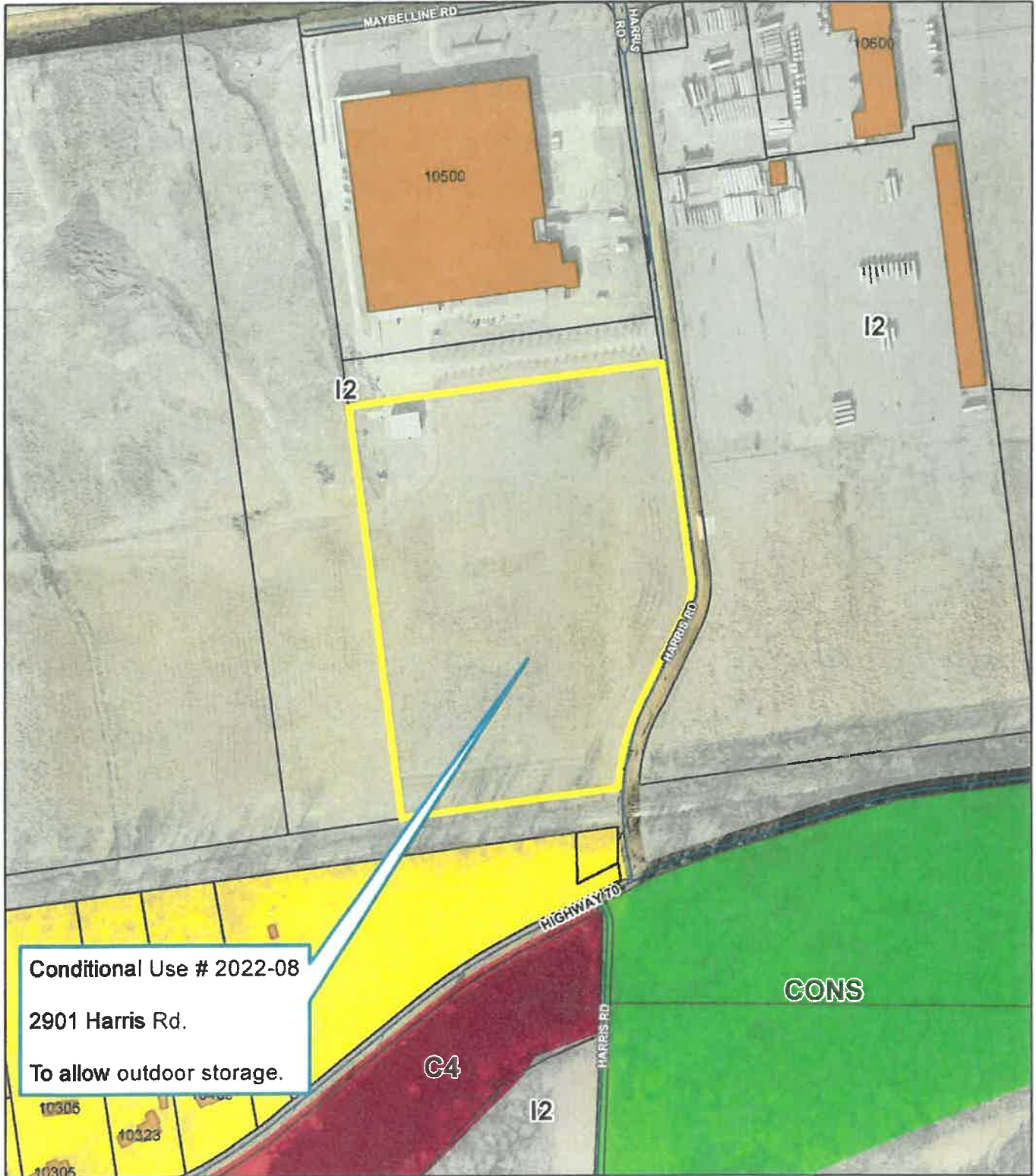
1 inch = 150 feet



Date: 7/11/2023

Map is not to survey accuracy

Conditional Use # 2023-08



Zoning Map

1 inch = 300 feet



Date: 7/11/2023

Map is not to survey accuracy

