

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW WAREHOUSING IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 810 MICHAELA DRIVE 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 72114, seeking a conditional use for property located at 810 Michaela Drive to allow two warehouse buildings with offices in a C4 zone, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on February 13, 2024.

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 warehousing in a C4 zone for the subject real property located at 810 Michaela Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 18 OF THE D&B COMMERCIAL PARK IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See map 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 Site Plan Review SD2024-11.
2. Any structure located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. 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.
5. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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

\_\_\_\_\_

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>11:00</u>	A.M.	_____	P.M.
By	<u>Amy Fields GA</u>			
DATE	<u>3-19-24</u>			
<b>Diane Whitbey, City Clerk and Collector</b>				
<b>North Little Rock, Arkansas</b>				
RECEIVED BY	<u>[Signature]</u>			

# Conditional Use # 2024-02



**Ortho Map**

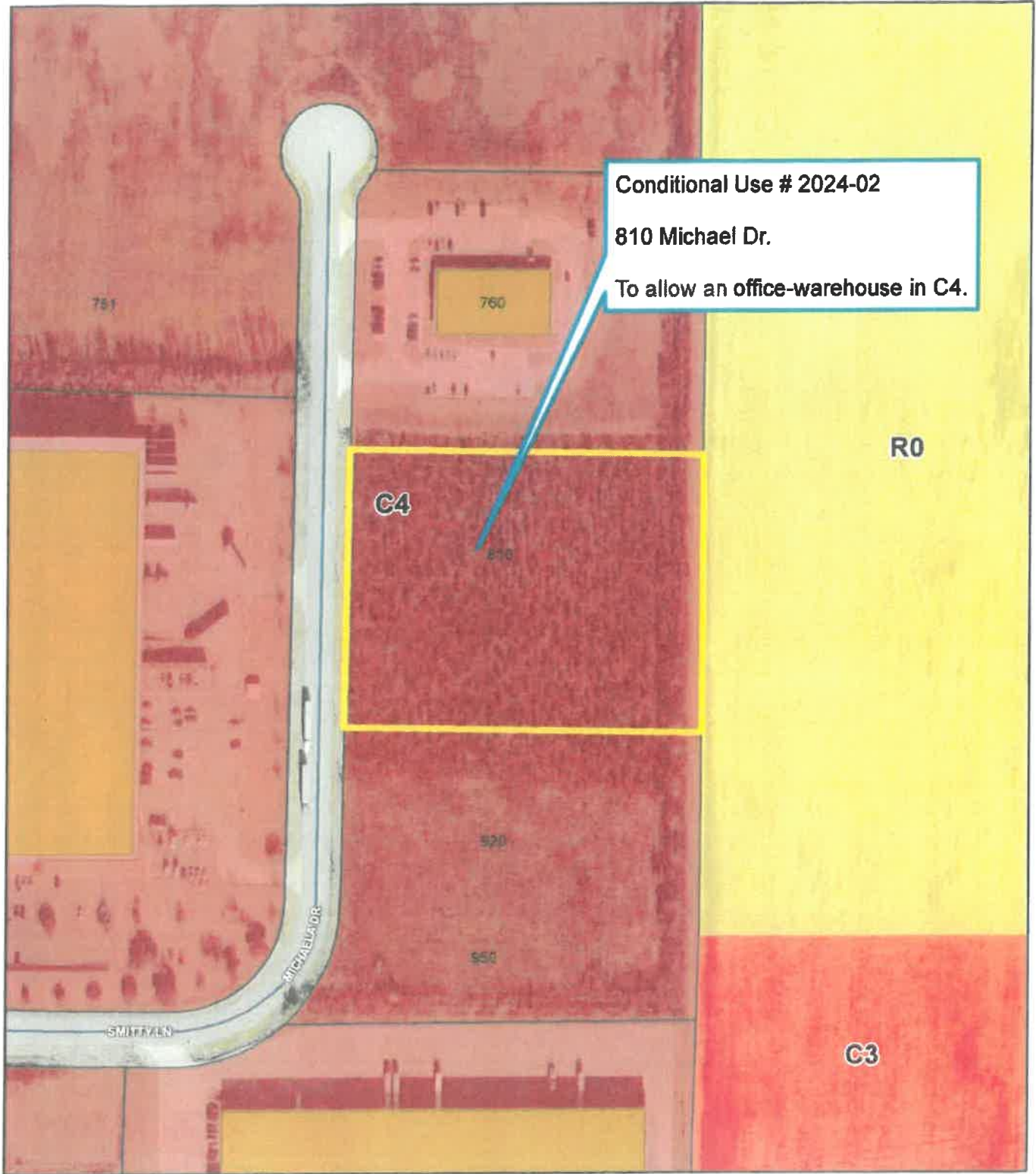
1 inch = 100 feet



Date: 1/8/2024

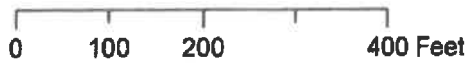
Map is not to survey accuracy

# Conditional Use # 2024-02



**Zoning Map**

1 inch = 200 feet



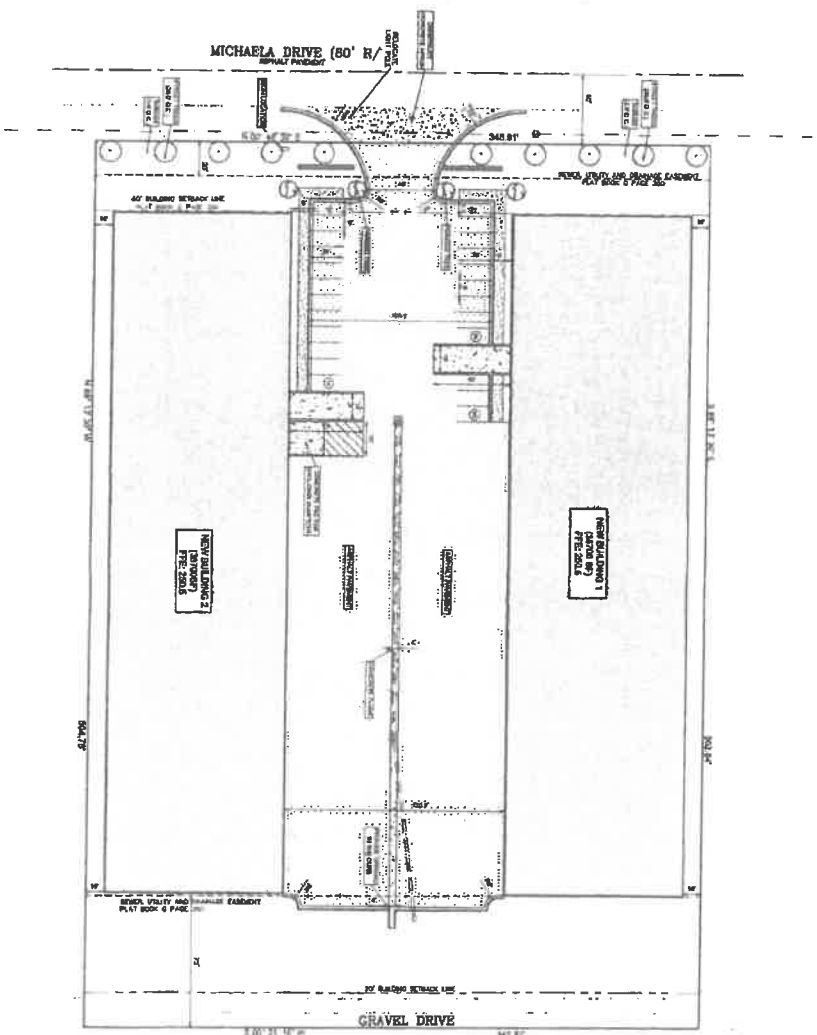
Date: 1/8/2024

Map is not to survey accuracy



**LEGEND**

1	EXISTING CONCRETE
2	NEW CONCRETE
3	EXISTING ASPHALT DRIVE
4	NEW ASPHALT DRIVE
5	EXISTING GRAVEL DRIVE
6	NEW GRAVEL DRIVE
7	EXISTING SIDEWALK
8	NEW SIDEWALK
9	EXISTING CURB
10	NEW CURB
11	EXISTING DRIVE
12	NEW DRIVE
13	EXISTING DRIVE
14	NEW DRIVE
15	EXISTING DRIVE
16	NEW DRIVE
17	EXISTING DRIVE
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98	NEW DRIVE
99	EXISTING DRIVE
100	NEW DRIVE



**PARKING**  
 10 SPACES  
 5 SPACES  
 5 SPACES

**GRAPHIC SCALE**  
 1" = 20' (AS SHOWN)

**PRELIMINARY PLAN - NOT FOR CONSTRUCTION**



**THOMAS ENGINEERING COMPANY**  
 9410 DORRIST ROAD, SUITE 1000, ROCKVILLE, MD 20850  
 TEL: 301-581-4400 FAX: 301-581-8111

**DATE PLAN REVIEW:** 01/11/18  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 20

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE DRIVE UNLESS OTHERWISE NOTED.
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