O-24-22

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW MINOR AUTO REPAIRS 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 John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 12601 Maumelle Boulevard to allow minor auto repairs in a C3 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 March 12, 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 minor auto repairs 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 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 SD2024-14 WNLR Commercial Addition Lot 6 Final Plat and SPR.
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:

Steve Baxter

Council Member Steve Baxter

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:00 A.M. _____ P.M.
By AmyFields CA
DATE 3-19-24
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY

EXHIBIT

tabbies

A

Conditional Use # 2024-07

Ortho Map

1 inch = 50 feet

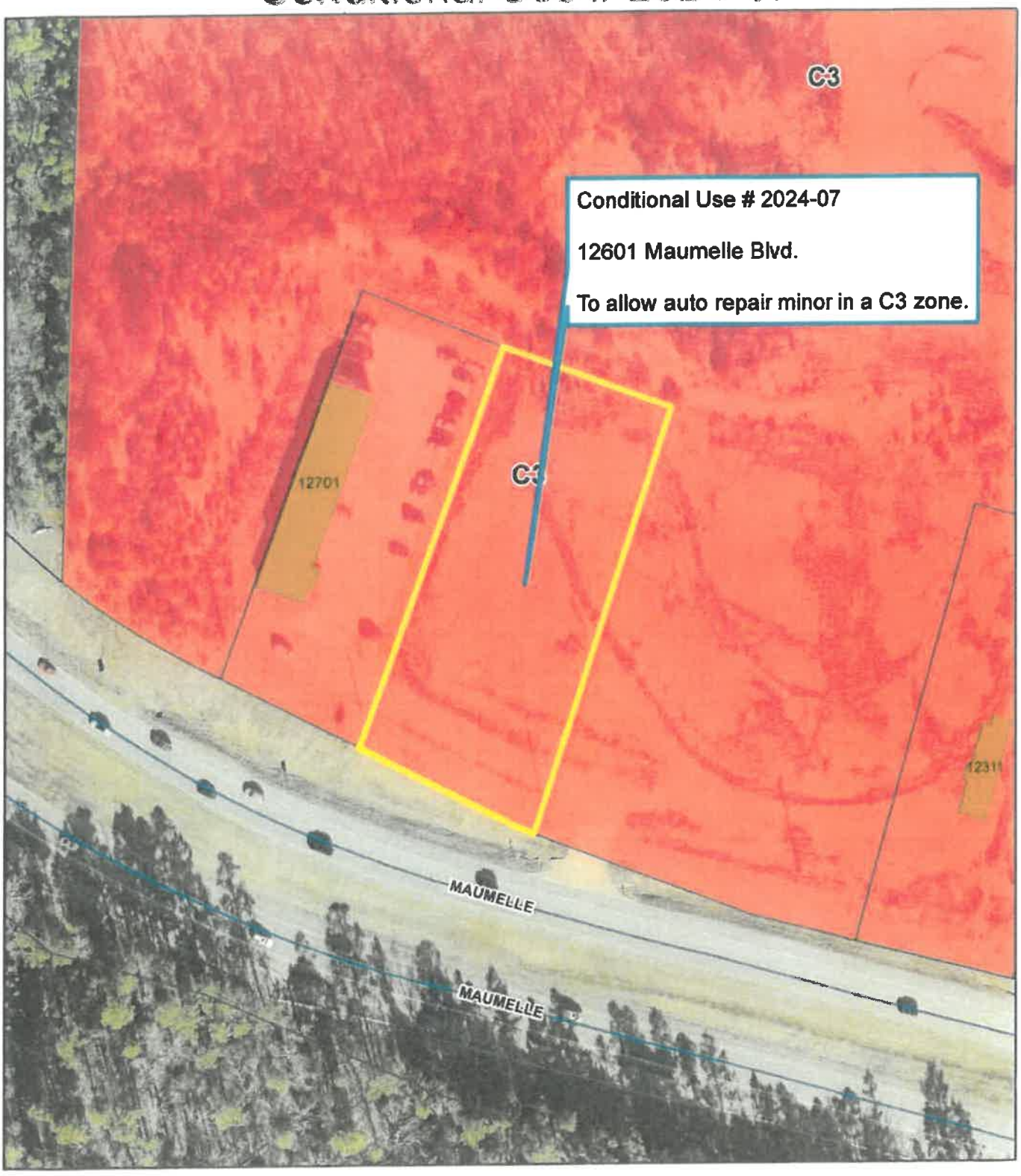
0 25 50 100 Feet

N W E S

Date: 2/15/2024

Map is not to survey accuracy

Conditional Use # 2024-07



Zoning Map

1 inch = 100 feet

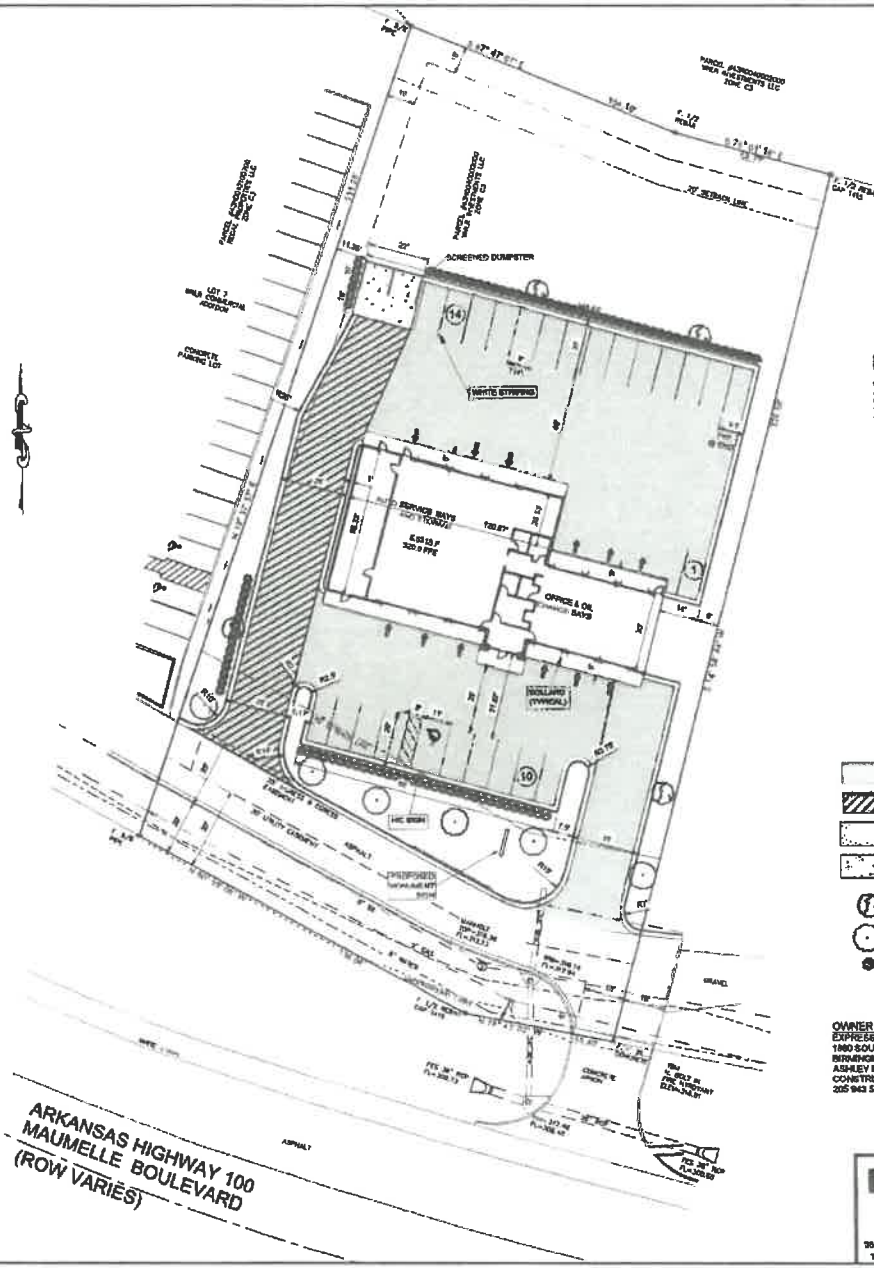
0 50 100 200 Feet

N W E S

Date: 2/15/2024

Map is not to survey accuracy

VICINITY MAP



LEGEND

- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- BUILDING LINE
- EASEMENT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- CURB & GUTTER
- LANDSCAPING EDGE
- UNDERGROUND WATER
- UNDERGROUND GAS
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- UTILITY POLE & GUY
- CABLE TV PEDESTAL
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIGN
- SHOWS 1/2" PIPE WITH CAP PLS 1219
- SHOWS FOUND SURVEY MONUMENT AS DESCRIBED

LEGAL DESCRIPTION
OF LOT 6 COMMERCIAL ADDITION

PART OF THE SW1/4 NE1/4 OF SECTION 6, T-2-N, R-13-W, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SW1/4 NE1/4 OF THE SE1/4;
THENCE S 87° 37' 59" E FOR 1 MEASURED FEET,
THENCE S 87° 37' 59" E FOR 530.0 FEET TO THE NORTHEAST CORNER OF LOT 7 WALB COMMERCIAL ADDITION AND THE POINT OF BEGINNING;
THENCE S 87° 37' 59" E FOR 194.18 FEET TO A 1/2 PIPE;
THENCE S 79° 49' 19" E FOR 96.79 FEET TO A 5/8" REBAR;
THENCE S 10° 22' 41" W FOR 326.39 FEET TO A DOT & NAIL IN CONCRETE ON THE NORTH RIGHT OF WAY LINE OF MAUMELLE BOULEVARD;
THENCE ALONG SAID RIGHT OF WAY LINE N 79° 13' 52" W FOR 314.80 TO A 1/2 REBAR CAP 1410;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 49° 39' 59" W FOR 136.86 FEET TO A 5/8 PIPE AT THE SOUTHEAST CORNER OF LOT 7 WALB COMMERCIAL ADDITION;
THENCE ALONG THE EAST LINE OF SAID LOT 7 N 02° 37' 57" E FOR 311.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 99,845 SQUARE FEET OR 2.292 ACRES, MOR E OR LESS.

SITE PLAN REMARKS:

1. SITE CONTAINS A PROPOSED OIL CHANGE & TIRE SERVICE CENTER.
2. BASIS OF BEARINGS - ARKANSAS STATE PLANE, 1983, NORTH ZONE.
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 05019C0385G DATED JULY 6, 2015).
4. THIS PROPERTY IS ZONED C-3.
5. ALL ADJOINING PROPERTY IS ZONED C-3.
6. SETBACKS FOR C-3 ZONING:
   - 40' FRONT
   - 0' SIDE (OR WHEN ADJ TO RESIDENTIAL)
   - 20' REAR
7. DATE OF SURVEY: 12/11/23
8. DUMPSTER TO HAVE MASONRY SCREENING ON THREE SIDES WITH 6ft OPAQUE GATE ENCLOSURE.

LEGEND

- SHOWS LIGHT ASPHALT PAVEMENT
- SHOWS HEAVY ASPHALT PAVEMENT
- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD DUTY CONCRETE PAVEMENT
- NEW PARKING LOT TREE
- NEW STREET TREE
- NEW SHRUB AT 3' CENTERS (MAX)

PARKING

REGULAR	24 SPACES
ACCESSIBLE	1 SPACES
TOTAL	25 SPACES
REQUIRED	37 SPACES

TRAFFIC ENGINEERING REMARKS:

1. OBTAIN PERMITS PRIOR TO DOING ANY STREET CUTS OR CURB CUTS. OBTAIN BARRICADE PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT THE ENGINEERING DEPT. FOR MORE INFORMATION.

2. ALL SIGNAGE, PAVEMENT MARKINGS AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

3. CONTRACTOR SHALL NOT REMOVE OR ALTER, EXISTING TRAFFIC SIGNAGE OR PAVEMENT MARKING WITH OUT PRIOR PERMISSION FROM THE CITY OF NORTH LITTLE ROCK TRAFFIC SERVICES DEPARTMENT. IF ANY SIGNAGE NEEDS TO BE RELOCATED, CONTACT THE ENGINEERING DEPT. FOR PRIOR INSPECTION AND APPROVAL. IF CONSTRUCTION WORK IS GOING TO AFFECT ANY EXISTING SIGNAGE OR PAVEMENT MARKING, CONTRACTOR SHALL USE APPROPRIATE TEMPORARY TRAFFIC CONTROL DEVICES TO GUIDE MOTORISTS IN ACCORDANCE WITH MUTCD DURING THE COURSE OF CONSTRUCTION.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED. RADII ARE 5 FEET UNLESS OTHERWISE INDICATED.

2. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PERSONEL RAMPS, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH O.S.H.A. AND ANY OTHER APPLICABLE LOCAL, STATE OR FEDERAL SAFETY REGULATIONS, INCLUDING THE USE OF TRENCH SHORING, ETC.

5. REPAIR, REPLACE OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK, RAMPS OR CONCRETE APRONS ON SITE & WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE. REMOVE ABANDONED DRIVEWAYS. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS AND ADA GUIDELINES

6. CONTACT CITY ENGINEERING DEPARTMENT FOR INSPECTIONS OF ANY WORK IN PUBLIC RIGHT-OF-WAY PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT OR FOR CLARIFICATION OF REQUIREMENTS PRIOR TO TO COMMENCING WORK. FAILURE TO DO SO CAN RESULT IN REMOVAL OF ANY IMPROPERLY PLACED CONCRETE OR ASPHALT AT THE EXPENSE OF THE CONTRACTOR.

7. CONTACT NORTH LITTLE ROCK FIRE DEPARTMENT FOR LOCATION AND REQUIREMENTS FOR FIRE LANE STRIPING ON SITE BEFORE APPLICATION.

OWNER & DEVELOPER:
EXPRESS OIL CHANGE, LLC
1880 SOUTH PARK DRIVE
BIRMINGHAM, AL. 35244
ASHLEY BERNATSKI,
CONSTRUCTION PROJECT MANAGER
205 943 5770

CERTIFICATE OF AUTHORIZATION — THOMAS ENGINEERING CO. — No. 84 — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14685 — JOHN R. PORTWAY

GRAPHIC SCALE

THOMAS ENGINEERING COMPANY
3910 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-753-4483 FAX: 501-753-6814

SITE PLAN REVIEW
LOT 6
WALB COMMERCIAL ADDITION,
NORTH LITTLE ROCK, ARKANSAS
EXPRESS OIL CHANGE

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	1/17/24	1

SCALE 1" = 20'

PLOTTED: 2/20/2024
WALB LOT 6 EXPRESS OIL CHANGE-23-0239.dwg