

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A DAYCARE CENTER IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 201 WEST 4TH STREET 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 201 West 4th Street to allow a daycare center in a C6 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 a daycare center in a C6 zone for the subject real property located at 201 West 4th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 1R, BLOCK 2 OF THE CLENDENNIN'S 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. Provide a certificate of appropriateness for the proposed development from the Argenta Historic District Commission for all exterior modifications including signage and fencing proposed for the site.
2. Meet DHS requirement for recreational activities. Provide on the site plan the location for the proposed playground area.
3. Vehicle access to the alley is to be limited during the daycare hours to allow children crossing the alley to the playground area safe passage.
4. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
5. Playground fence shall be an opaque 6' solid wood fence around the playground area.
6. Playground shall meet DHS and City of NLR requirements for playground surfaces and equipment.
7. Hours of operation 6 am to 6 pm daily.
8. There shall be a maximum of 50 children to be served at the daycare.
9. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
10. Any structure located on the property must meet all applicable Federal, State, County and City requirements and codes.

11. Applicant shall meet all applicable Federal, State, County, and City requirements.
12. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center / home daycare facility.
13. Business license to be issued after Planning Staff confirmation of requirements.
14. 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.

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 *WAT* \_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

*Amy Beckman Fields*

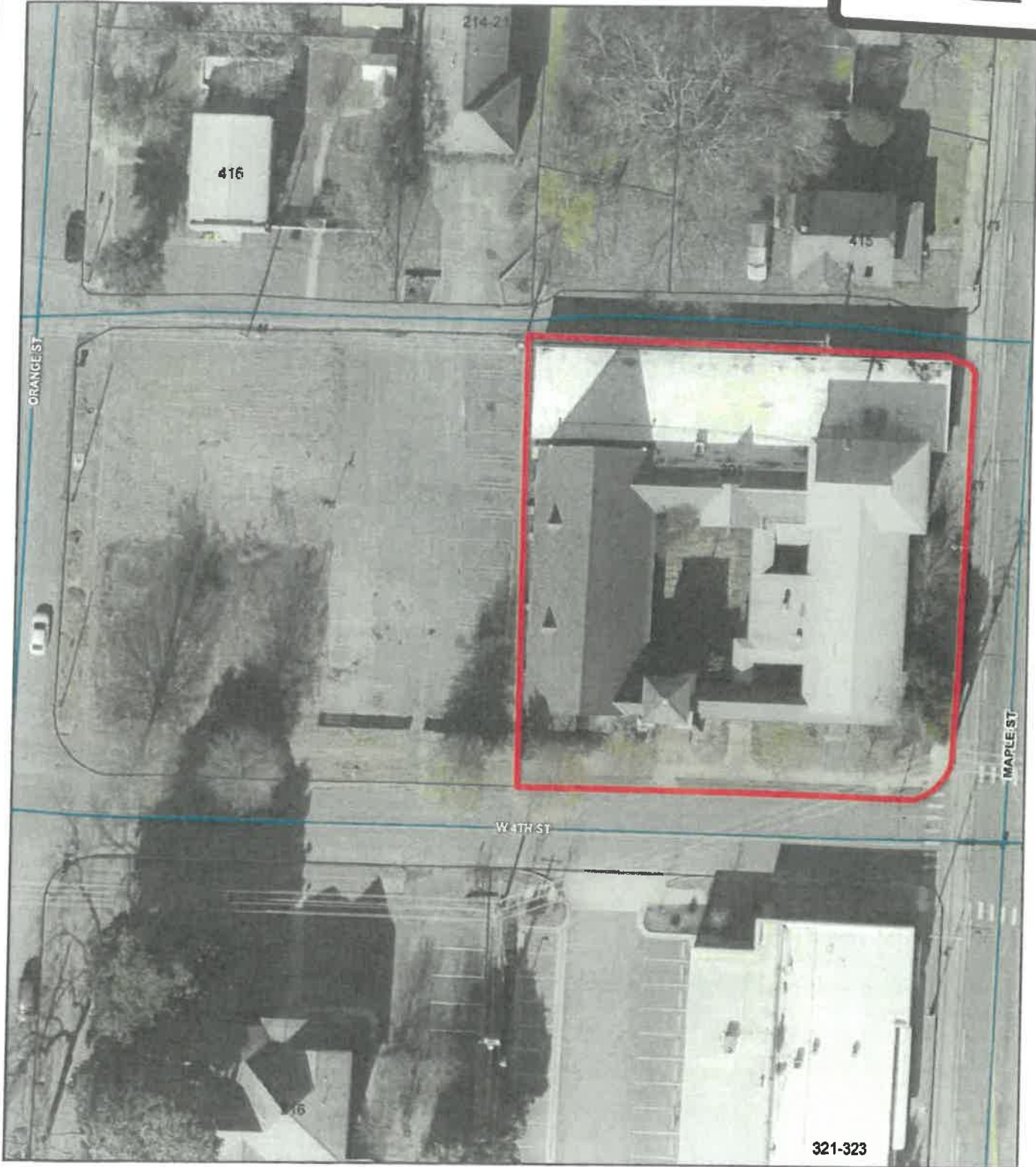
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

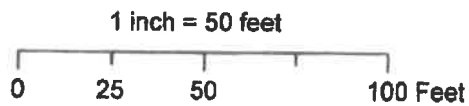
FILED	<u>11:30</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>3-19-24</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<i>[Signature]</i>			

# Conditional Use # 2024-01

EXHIBIT  
tabbles  
A



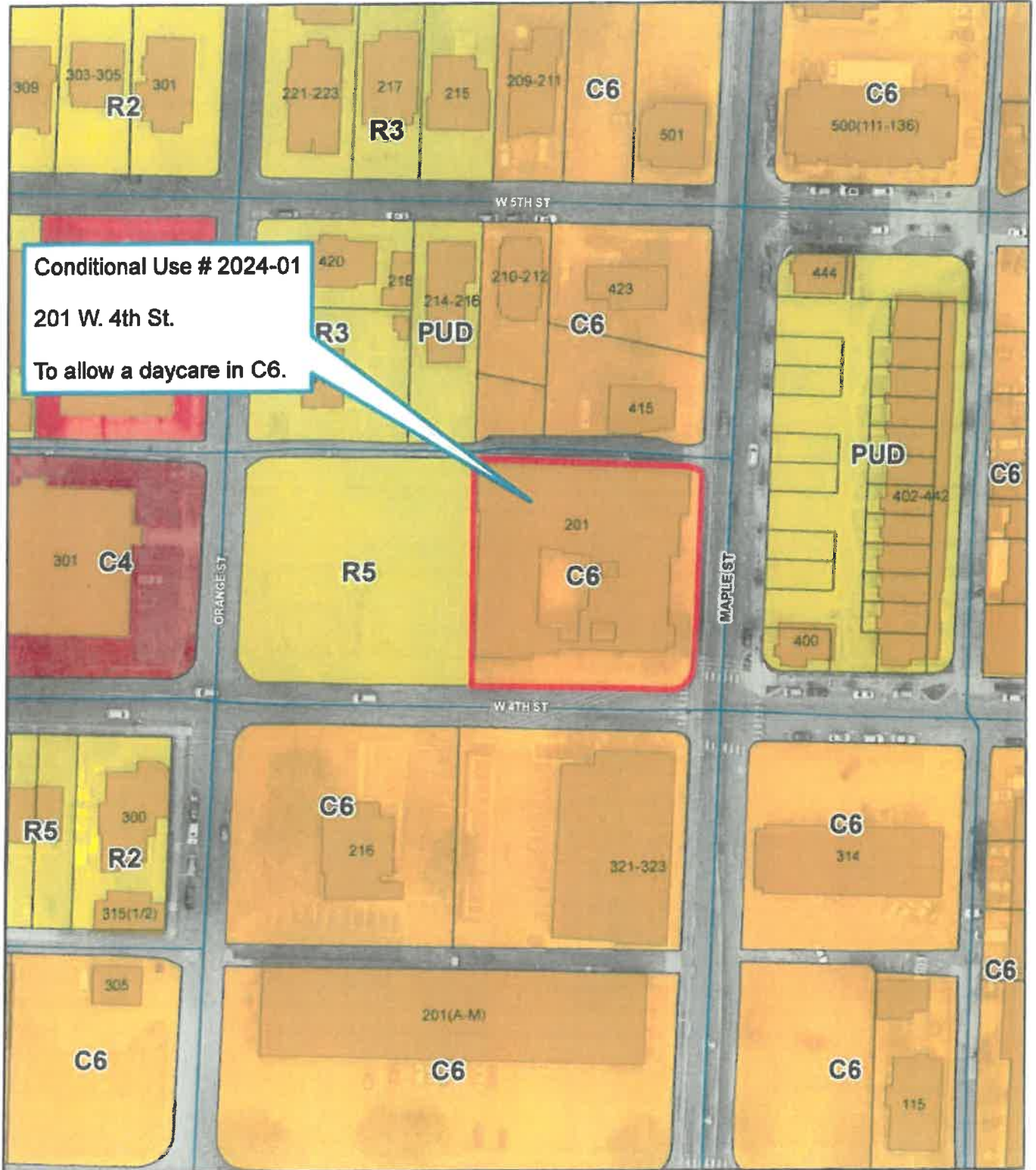
Ortho Map



Date: 1/8/2024

Map is not to survey accuracy

# Conditional Use # 2024-01



Zoning Map

1 inch = 100 feet

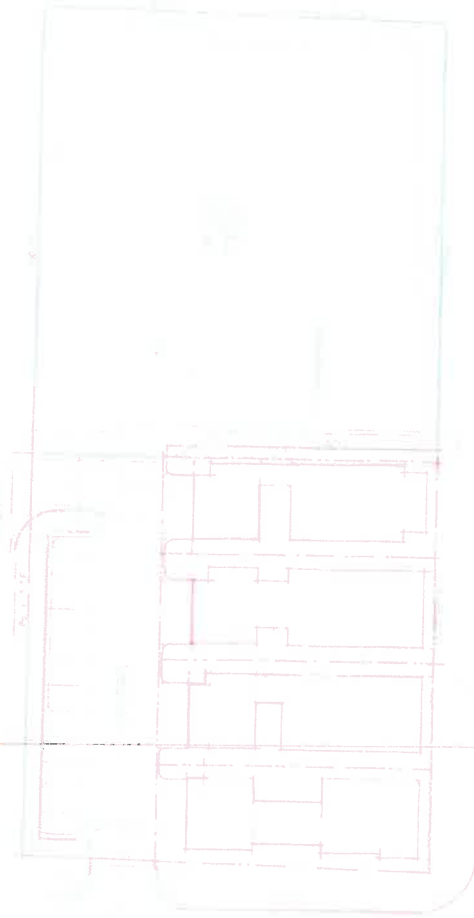


Date: 1/8/2024

Map is not to survey accuracy



THIS SITE



- SITE PLAN REVIEW NOTES**
1. SITE CONTAINS AN EVENT CENTER, PARKING LOT & FOUR SINGLE-FAMILY LOTS.
  2. PHASE OF REZONING AS S0105 BY AEC NORTH ZONE ADOPTED.
  3. FLOOD INSURANCE RATE MAP (FIRM) FOR THE PROJECT AREA DATED JULY 9, 2016. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0812L (S040).
  4. THIS PROPERTY IS ZONED RS & LA. AS REQUESTED.
  5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

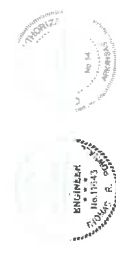
**PARKING**

TOTAL 23 SPACES

OWNER: C. DUFFALO

REGAL BEAVER HOLDINGS, LLC  
NORTH LITTLE ROCK, AR 72114-2333

GRAPHIC SCALE



**THOMAS ENGINEERING COMPANY**  
 7800 JORDAN ROAD, S. LITTLE ROCK, AR 72116  
 TEL: 501-753-4400 FAX: 501-753-5814

**SITE PLAN REVIEW**  
 LOTS 1R, 2R, 3R  
 4R & 5R BLOCK 2  
 CLENDENNINS ADDITION  
 NORTH LITTLE ROCK, ARKANSAS

APPROVAL: [Signature] DATE: 12/18/2023  
 SCALE: 1"=20'

SHEET NO. C1