

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW OUT-PATIENT REHABILITATION IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4900 NORTHSORE LANE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Anthony Lynch of LFG Recovery LLC, 23 Bradbury Drive, Little Rock, Arkansas 72212, seeking a conditional use for property located at 4900 Northshore Drive to allow out-patient rehabilitation in an I2 zone, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on July 9, 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 out-patient rehabilitation in an I2 zone for the subject real property located at 4900 Northshore Lane in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 6R, BLOCK 8 OF THE NORTHSORE BUSINESS PARK 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. No overnight stay will be provided.
2. The hours of operation hours 6 am – 8 pm Monday – Saturday.
3. The Fire Marshal must approve the use of the facility as proposed. The applicant must provide written approval from the Fire Marshall's office along with an inspection report prior to the issuance of a zoning certificate for a business license.
4. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.
5. A business license is to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands the failure to comply with these conditions may result in loss of the Special Use approval 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Steve Baxter

Council Member Steve Baxter by AF Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

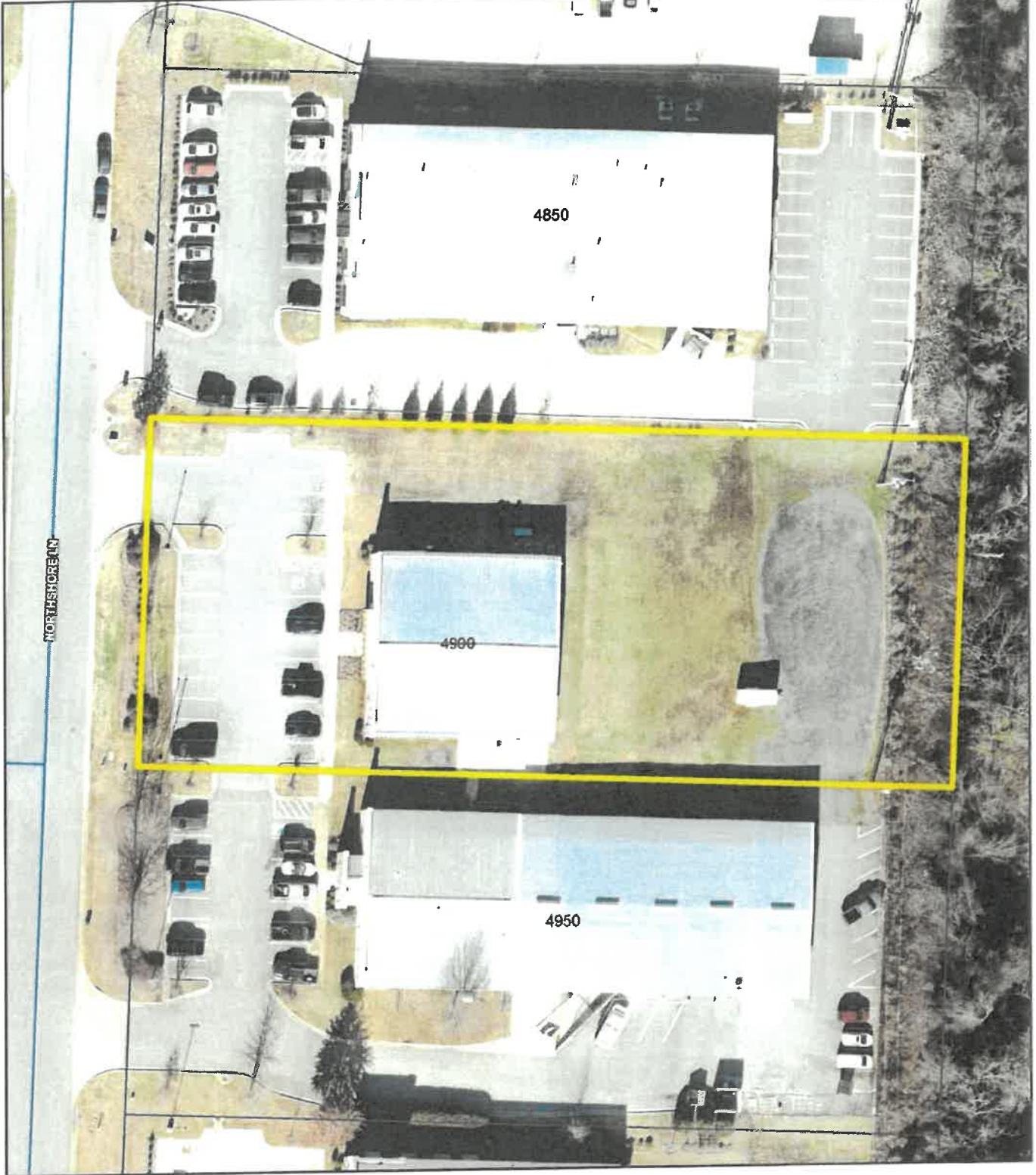
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11:00</u> A.M.	_____	P.M.
By	<u>A. Fields</u>		
DATE	<u>7.16.24</u>		
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas			
RECEIVED BY	<u>S. Ussery</u>		

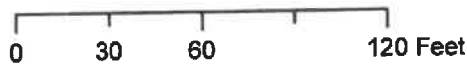
Conditional Use # 2024-12

EXHIBIT
A



Ortho Map

1 inch = 60 feet



Date: 6/25/2024

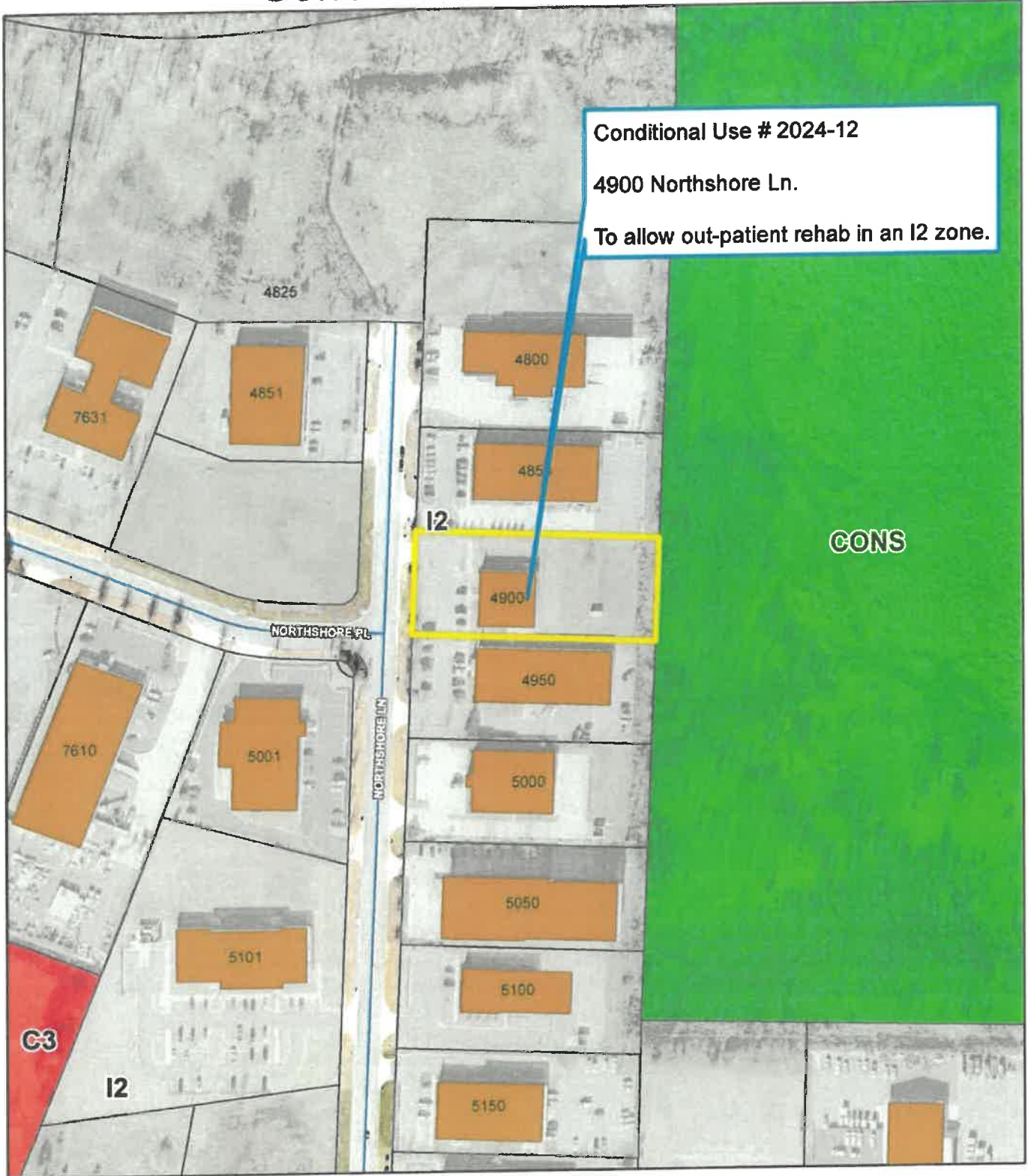
Map is not to survey accuracy

Conditional Use # 2024-12

Conditional Use # 2024-12

4900 Northshore Ln.

To allow out-patient rehab in an I2 zone.



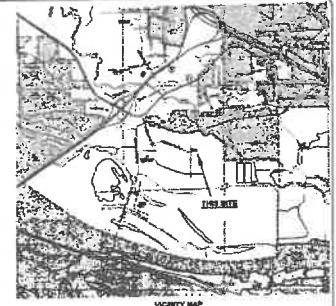
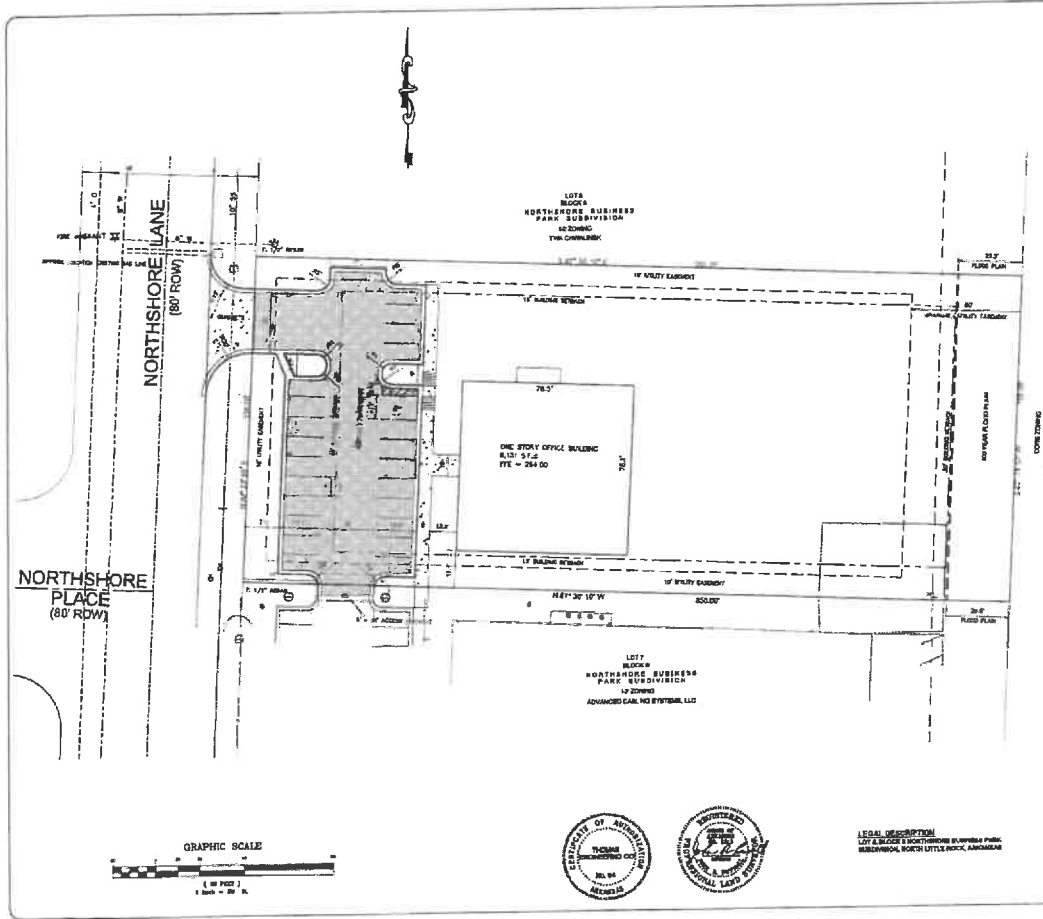
Zoning Map

1 inch = 200 feet



Date: 6/25/2024

Map is not to survey accuracy



VICINITY MAP

OWNER:
 ADVANCED CABLING SYSTEMS, LLC
 2000 N. STATE ST., SUITE 200
 NORTH LITTLE ROCK, AR 72110
 TEL: 501-948-1111

DESIGNER:
 THOMAS ENGINEERING COMPANY, INC.
 2810 LAMAR BLVD., SUITE 100
 NORTH LITTLE ROCK, AR 72110
 TEL: 501-948-1111

DATE: 10/15/2014
PROJECT NO.: 14-001
SCALE: AS SHOWN

NOTES:
 1. THIS PLAN IS SUBJECT TO ALL CITY ORDINANCES AND ALL APPLICABLE ZONING REGULATIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.



LEGAL DESCRIPTION:
 LOT 6, BLOCK 4, NORTHSHORE BUSINESS PARK SUBDIVISION, NORTH LITTLE ROCK, ARKANSAS

THOMAS ENGINEERING COMPANY
 2810 LAMAR BLVD., SUITE 100, NORTH LITTLE ROCK, AR 72110
 TEL: 501-948-1111 FAX: 501-948-1112

SHEET NO. C1

LFG RECOVERY, LLC

~Changing the way Drug and Alcohol Treatment is done~

23 Bradbury Dr. Little Rock AR 72212



Dear City Council of North Little Rock,

I am writing to provide an explanation of the intended use for LFG Recovery LLC, DBA Little Rock Recovery, for the operation of an Outpatient Drug and Alcohol Rehabilitation Center located at 4900 Northshore Lane, North Little Rock AR 72118. We believe that this will contribute to accessible care and treatment for those suffering from a substance abuse disorder.

Here are the key points regarding its intended use:

1. **Purpose:** Provide Evidence-Based Treatment for those suffering from substance abuse, giving them a safe and educational facility to learn and recover.
2. **Benefits:** Conveniently located off of the 430 Highway we will be able to reach and treat people from Conway, North Little Rock, Little Rock, and Benton.
3. **Relevance:** Addicts and Alcoholics are suffering and dying from the disease of addiction every day and the additional resources will help minimize the implications this has on our hospitals, jails, and the families that are affected.
4. **Supporting Evidence:** Over 70,000 people died from Opioid overdose in 2019, 10.1 Million People misused prescriptions, 2 Million people used methamphetamine in the past year, and 1.6 Million people have misused prescription pain relievers for the first time as provided by the 2019 National Survey of Drug Use and Health. We continue to see increases in these numbers on a National Level every year. In addition, there are roughly 399 patients to 1 Health Provider in the Little Rock, North Little Rock, and Conway area based on statistics.
5. **Request for Approval:** We are graciously requesting approval for a Condition Use Permit in this location to continue our fight against this Drug and Alcohol epidemic that affects not only the people abusing specific substances but also the family, friends, and co-workers that these individuals interact with and are loved by.

Thank you so much for your attention to this matter! We are available to discuss in more detail if needed!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Lynch', with a long, sweeping underline.

Anthony Lynch