

ORDINANCE NO. ____

**AN ORDINANCE REPEALING ORDINANCE NO. 9372 TO REVOKE A
CONDITIONAL USE FOR A WAREHOUSE WITH OFFICE SPACE
LOCATED AT 775 JUDI DRIVE IN THE CITY OF NORTH LITTLE
ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR
OTHER PURPOSES.**

WHEREAS, on June 28, 2021, the City Council of the City of North Little Rock, Arkansas ("the City") adopted Ordinance No. 9372 (attached hereto as Exhibit A), granting a conditional use of land for a warehouse with office space located at 775 Judi Drive; and

WHEREAS, Article 8, Section 8.1.3(C) of the North Little Rock Zoning Ordinance (Ordinance No. 9263) provides that applicants who are granted a conditional use must obtain a business license and/or required building permits from the City within one year from date of approval, and failure to obtain a permit within the allotted time will result in notice of termination of the conditional use; and

WHEREAS, the owner of the above mentioned real property failed to obtain a building permit for the conditional use; and

WHEREAS, a legal advertisement of notice of a public hearing held September 10, 2024 at 4:00 p.m. was placed in the newspaper and notice was mailed to the applicant for a revocation hearing at the North Little Rock Planning Commission meeting; and

WHEREAS, the North Little Rock Planning Commission approved revocation of the conditional use (8 affirmative; 1 absent) on September 10, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9372, and the conditional use of land for a warehouse with office space located at 775 Judi Drive, are hereby repealed.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: It is hereby found and determined that no building permit was obtained for the previously granted conditional use, and there is an immediate need to revoke the conditional use in order to comply with the North Little Rock Zoning Ordinance and return the herein stated real property to its original status in order to insure the proper and orderly growth 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

SPONSORS:

ATTEST:

TERRY C. Hartwick
Mayor Terry C. Hartwick

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	9:45	A.M.	_____	P.M.
By	A. Fields			
DATE	10.8.24			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	S. Ussery			



O-21-60

ORDINANCE NO. 9372

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A WAREHOUSE WITH OFFICE SPACE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 775 JUDI DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Heritage Engineering PLLC, P.O. Box 505, Benton, AR 72018, seeking a conditional use for property located at 775 Judi Drive to allow a warehouse with office space in a C4 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 May 11, 2021.

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 warehouse with office space in a C4 zone for the subject real property located at 775 Judi Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 5 of D & B Commercial Park Subdivision in the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit A.)

SECTION 2: That this Conditional Use shall be subject to the following:

1. Meet the requirements of Site Plan Review.
2. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.

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:

6-28-2021

APPROVED:

Terry C Hartwick

Mayor Terry C. Hartwick

SPONSOR:

Linda Robinson
Council Member Linda Robinson

ATTEST:

Diane Whitbey
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	9:55	A.M.		P.M.
By	<i>Amy Fields, CA</i>			
DATE	<i>6/28/21</i>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<i>[Signature]</i>			

EXHIBIT

tabler

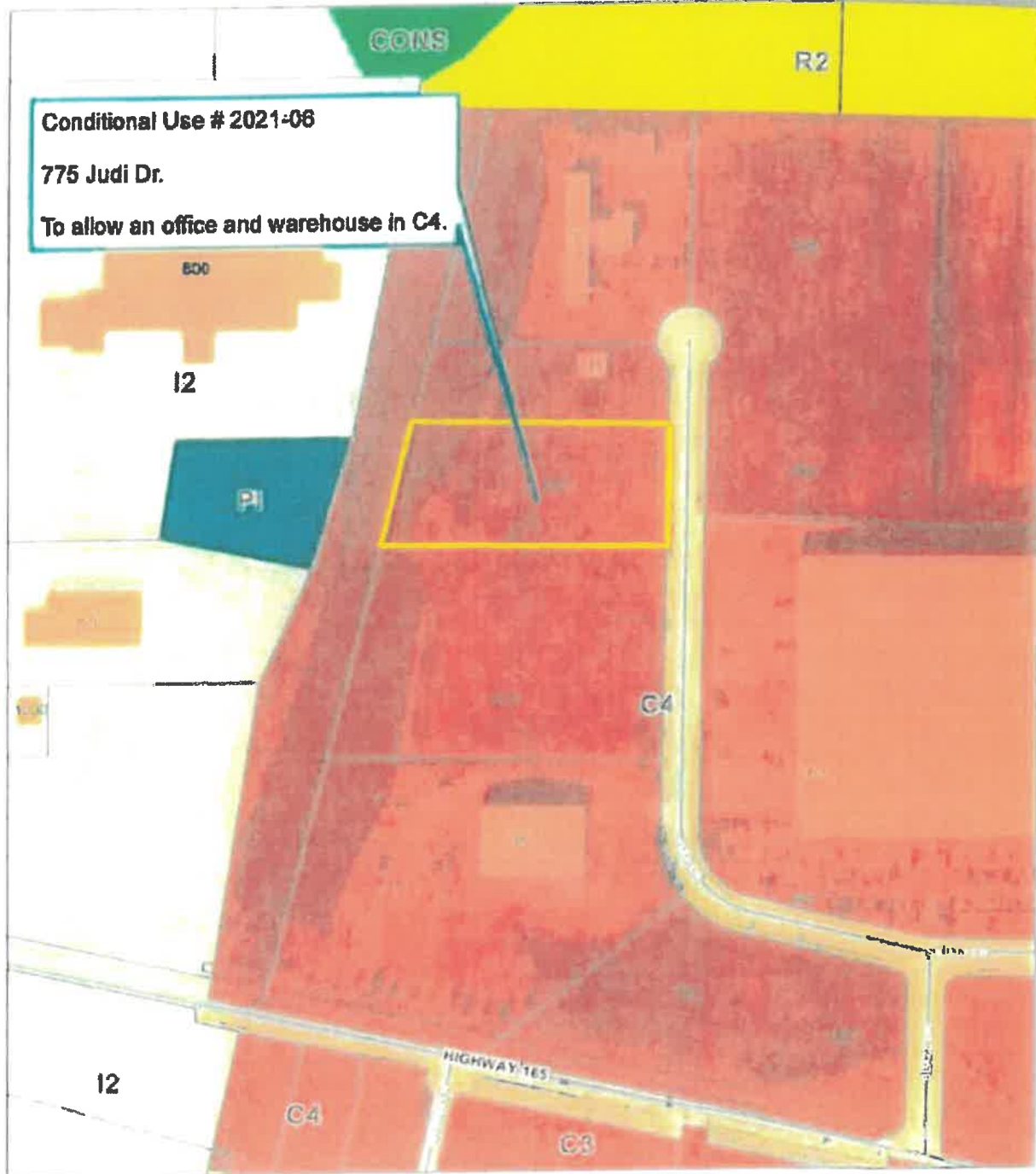
A

Conditional Use # 2021-06

Conditional Use # 2021-06

775 Judi Dr.

To allow an office and warehouse in C4.



Zoning Map

1 inch = 300 feet

0 150 300 600 Feet



Date: 4/12/2021

Map is not to survey accuracy

Conditional Use # 2021-06



Ortho Map

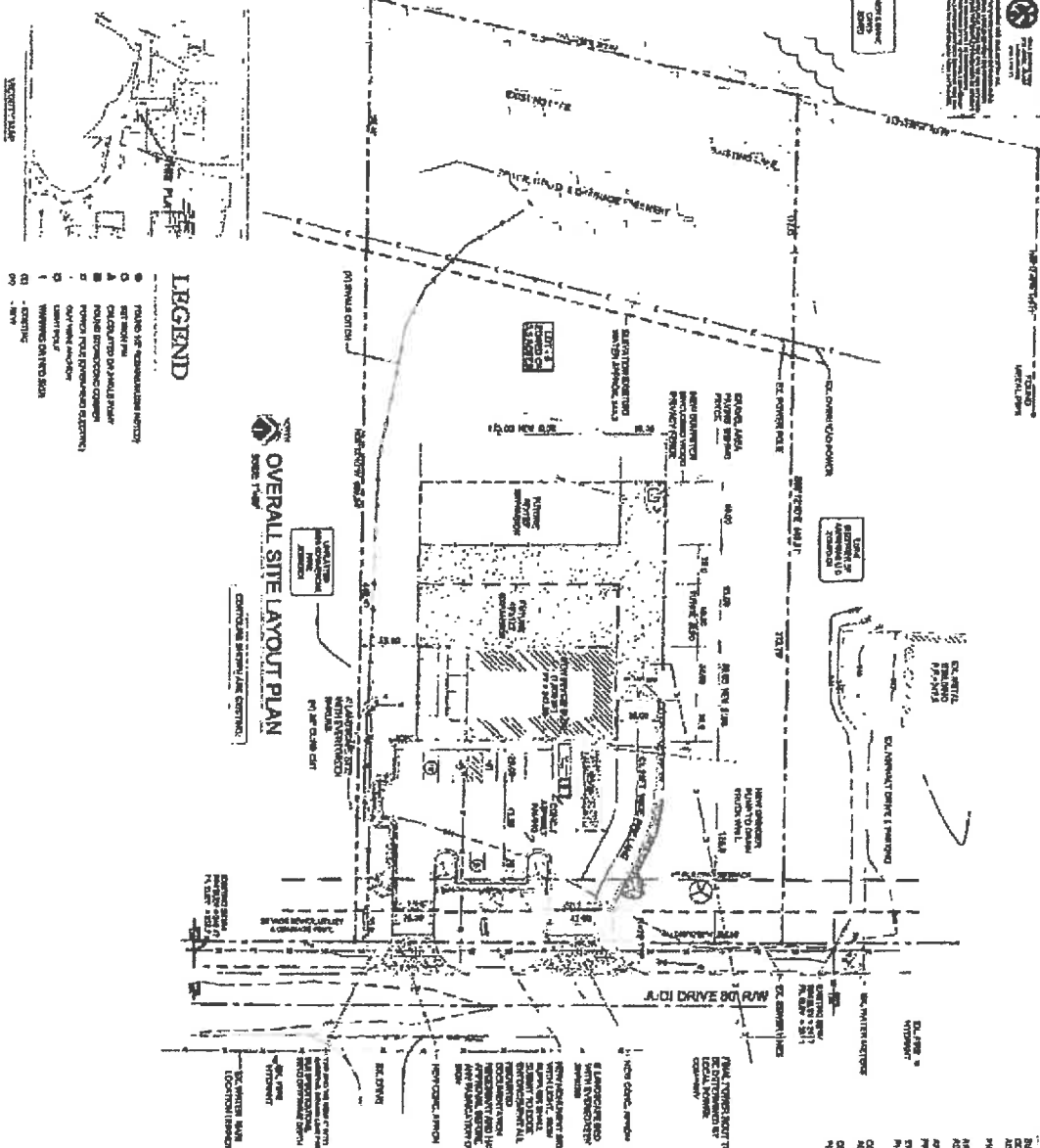
1 inch = 100 feet

0 50 100 200 Feet



Date: 4/12/2021

Map is not to survey accuracy



- LEGEND**
- 1. FLOOD PLAIN
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 - 3. PROPOSED
 - 4. FUTURE
 - 5. EXISTING
 - 6. PROPOSED
 - 7. FUTURE
 - 8. EXISTING
 - 9. PROPOSED
 - 10. FUTURE
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 - 98. EXISTING
 - 99. PROPOSED
 - 100. FUTURE

OVERALL SITE LAYOUT PLAN

RELEASED FOR SITE
PLAN REVIEW
03-30-21

JUSTIN LAUNDRY, INC.
LOT 5, D & B COMMERCIAL PARK N.E.R. ARKANSAS
OVERALL SITE LAYOUT PLAN

PROJECT DESCRIPTION:
 PROJECT NAME: JUSTIN LAUNDRY, INC.
 PROJECT ADDRESS: LOT 5, D & B COMMERCIAL PARK N.E.R. ARKANSAS
 PROJECT PHONE NO.: (501) 223-1234
 PROJECT FAX NO.: (501) 223-1235
 PROJECT E-MAIL: jlaundry@justinlaundry.com
 PROJECT WEBSITE: www.justinlaundry.com
 PROJECT OWNER: JUSTIN LAUNDRY, INC.
 PROJECT ARCHITECT: [Firm Name]
 PROJECT ENGINEER: [Firm Name]
 PROJECT SURVEYOR: [Firm Name]
 PROJECT DRAFTER: [Firm Name]
 PROJECT DATE: 03-30-21

SITE PLAN NOTES

- 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
- 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
- 3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
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