O-24-74

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A TIRE STORE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4224 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by YAFAI Investments, seeking a conditional use for property located at 4224 MacArthur Drive to allow a tire store in a C4 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 September 10, 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 tire store in a C4 zone for the subject real property located at 4224 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 2 OF THE WITKOWSKI'S HIGHWAY SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See map attached hereto as Exhibit A.)

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

1. Hours of operation 7 am to 7 pm Monday through Saturday.
2. All work to be done inside the building, no outdoor repairs or installation of tires shall be permitted.
3. Tires are to be stored in a dry securable area of the primary structure. No outside open-air storage of tires new or used is permitted.
4. A maximum of 30 tires may be displayed outside under a non-permeable cover during business hours. Tires shall be kept neat and organized, preferably in metal racks. Any temporary outside displayed of tires for sale shall be placed a maximum of 10 feet from the primary structure.
5. Tires shall be isolated from other stored materials which may create hazardous products if a fire were to break-out including, but not limited to; lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
6. No more than 100 tires per 1,500 square feet of inside storage space is permitted.
7. Regular pick-up scrap tires by a licensed carrier is required to avoid an excessive amount of tires stored on the property.
8. Vehicles are only to be repaired and/or maintained inside the building.
9. No outdoor storage of vehicles or repaired parts.
10. Auto Repair Major all wrecked vehicle repair shall take place inside the building.

11. There is to be no storage of inoperable vehicles within the front yard. All inoperable vehicles must be stored in a secure location screened with an opaque fence within the rear yard of the site.
12. Customer vehicles are not allowed to be left outside overnight.
13. No vehicle sales are permitted from the lot.
14. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
15. All signs must comply with Article Fourteen - Sign Code.
16. No outdoor PA or amplified music or sound is permitted.
17. Applicant must meet all applicable Federal, State, County and City requirements.
18. Any structure located on the lot must meet all applicable Federal, State, County and City requirements and codes.
19. 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.
20. 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 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

EXHIBIT

tabbies'

A

Conditional Use # 2024-14

Ortho Map

1 inch = 30 feet

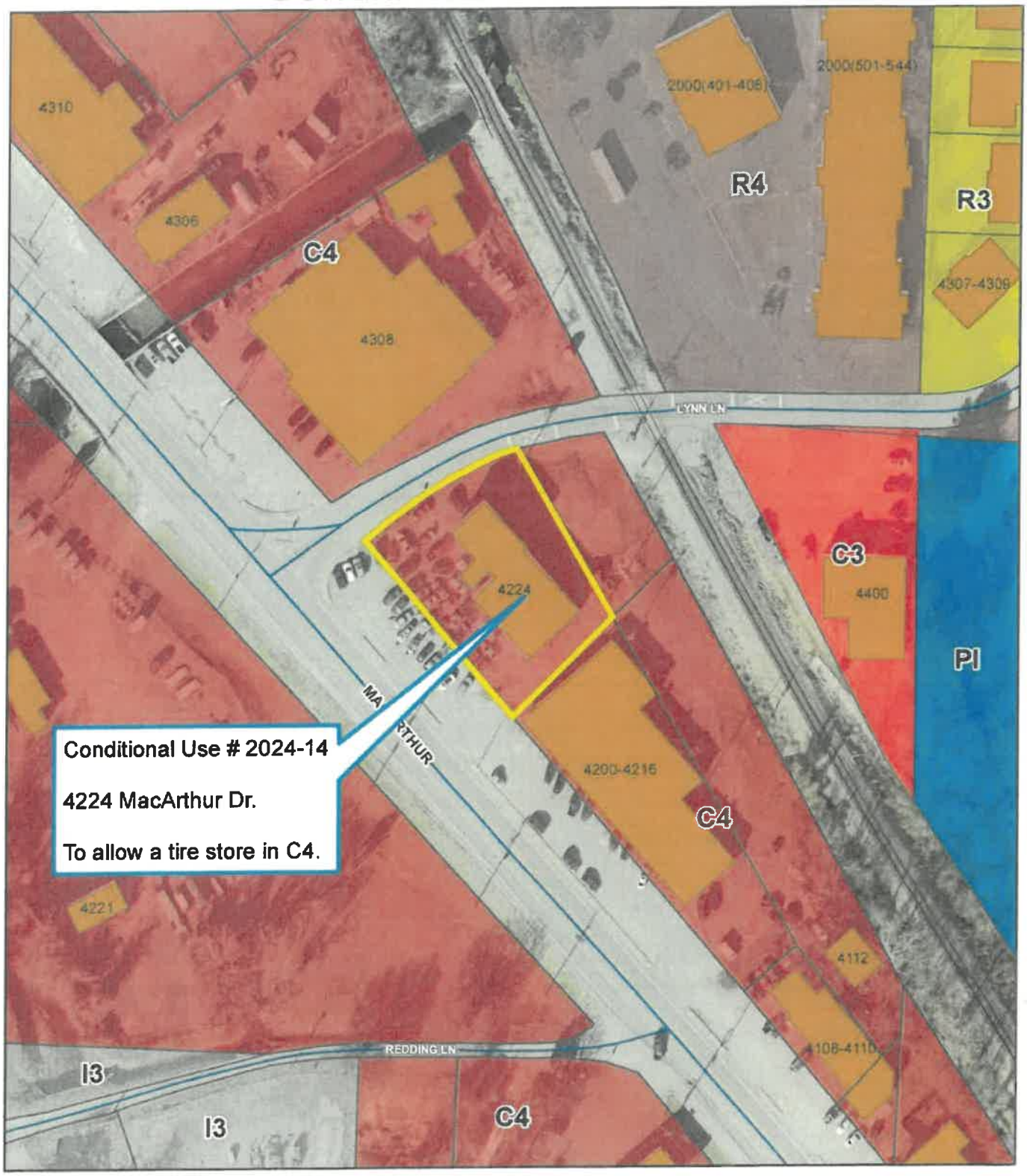
0 15 30 60 Feet

N W E S

Date: 8/21/2024

Map is not to survey accuracy

Conditional Use # 2024-14



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 8/21/2024

Map is not to survey accuracy