

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A TIRE STORE IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4500 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Ahmed Alshugaa on behalf of City Tire LLC, seeking a conditional use for property located at 4500 East Broadway Street to allow tire store in a C3 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 C3 zone for the subject real property located at 4500 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT A, BLOCK 52 OF THE JOHN L. ATKINS SCHOOL SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
(See maps attached collectively hereto as Exhibit A.)

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

1. Hours of operation: 7 a.m. to 7 p.m., 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 shall be 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 shall be permitted.
7. Regular pick-up scrap tires by a licensed carrier shall be required to avoid an excessive amount of tires stored on the property.
8. Vehicles shall only be repaired and/or maintained inside the building.

9. Except as permitted in Paragraph 4 above, no outdoor displays of merchandise or vehicles shall be permitted.
10. No outdoor storage of vehicles, merchandise or repaired parts shall be permitted.
11. Auto Repair Major shall not not permitted. Wrecked vehicle repair shall not be permitted.
12. Customer vehicles shall not be allowed to be left outside overnight.
13. No vehicle sales shall be permitted from the lot.
14. Dumpster shall 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 shall be 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:

ATTEST:


Council Member Linda Robinson 

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

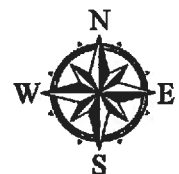
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:50</u>	A.M.	_____	P.M.
By	<u>City Atty Amy Fields</u>			
DATE	<u>11-5-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>K. Thomas</u>			

Conditional Use # 2024-13
4500 E. Broadway St.
To allow a tire store in C3.



1 inch = 100 feet



Map is not to survey accuracy

Conditional Use # 2024-13



Ortho Map

1 inch = 30 feet

0 15 30 60 Feet



Date: 7/24/2024

Map is not to survey accuracy