

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW MAJOR AUTO BODY REPAIRS AND AUTO SALES IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4701 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Fredrick Moore on behalf of Moore and Sturgis Auto Sales and Body, 1908 Boyer Street, Little Rock, Arkansas 72202, seeking a special use for property located at 4701 East Broadway Street to allow major auto body repairs and auto sales in a C3 zone, which application was duly considered and approved (7 affirmative votes; 1 against; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on November 12, 2024.

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

SECTION 1: That a Special Use is approved for major auto body repairs and auto sales in a C3 zone for the subject real property located at 4701 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

TRACT 9 AND THE EAST 120 FEET OF TRACT 8 OF THE ATKINS' HOME TRACTS ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See map attached hereto as Exhibit A.)

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

1. Repair and/or replace the existing wood fence along Alma Street.
2. Auto sales shall be limited to side yard of the building approximately 27 feet from the edge pavement on E Broadway.
3. All vehicles must be displayed on a hard surface.
4. A maximum of 28 vehicles is allowed for display and sale on the lot.
5. Fences shall not be allowed in the front yard of an automobile/vehicle outdoor sales or leasing lot, except as otherwise required by separate regulation.
6. All exterior automobile/vehicle outdoor sales or leasing lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Outside repair of vehicles is not permitted.
8. Outside storage of inoperable vehicles is not permitted.
9. Vehicle access to the building is limited to the side and rear overhead doors.
10. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
11. Sale vehicles shall be secured after business hours and shall not be used as storage.
12. No inoperable or wrecked vehicles shall be stored or sold from the sales lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.

13. Vehicle sales lot shall be maintained at all times.
14. Hours of operation will be 6:00 a.m. - 8:00 p.m. daily.
15. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
16. If an oil/water separator is required make submittal to NLR Wastewater for review and approval.
17. If required, complete requirements of ADEQ.
18. Automobile/vehicle outdoor sales or leasing lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
19. Applicant must meet all applicable Federal, State, County and City requirements.
20. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter
21. 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 special 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 *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

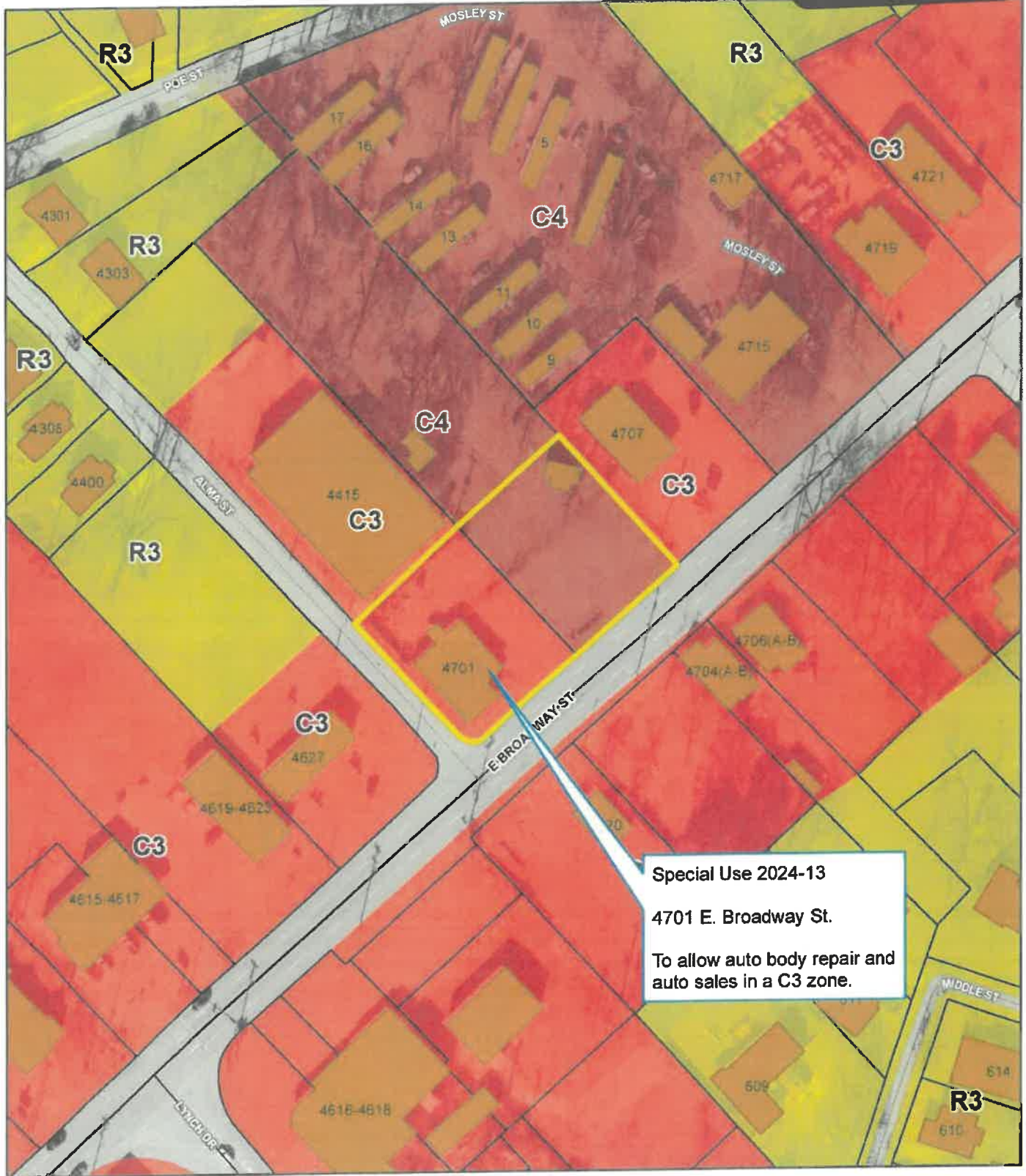
FILED	10:30 A.M.	_____ P.M.
By	<u>A. Fields</u>	
DATE	<u>11-19-24</u>	
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas		
RECEIVED BY	<u>S. Elssery</u>	

Special Use #2024-13

EXHIBIT

A

tabbles



Zoning Map

Date: 11/14/2024

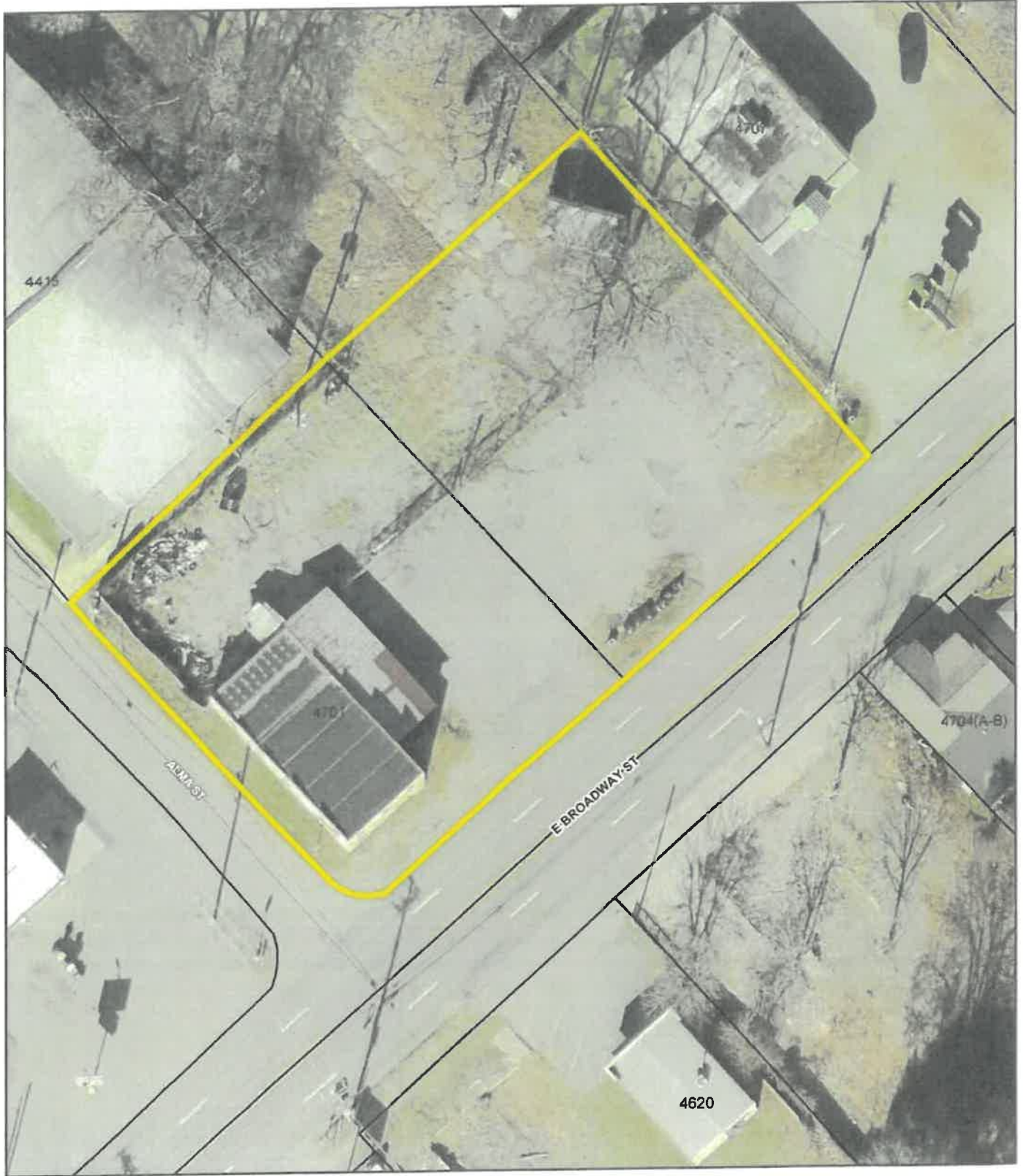
1 inch = 100 feet

0 50 100 200 Feet



Not an actual survey

Special Use #2024-13



Ortho Map

Date: 11/14/2024

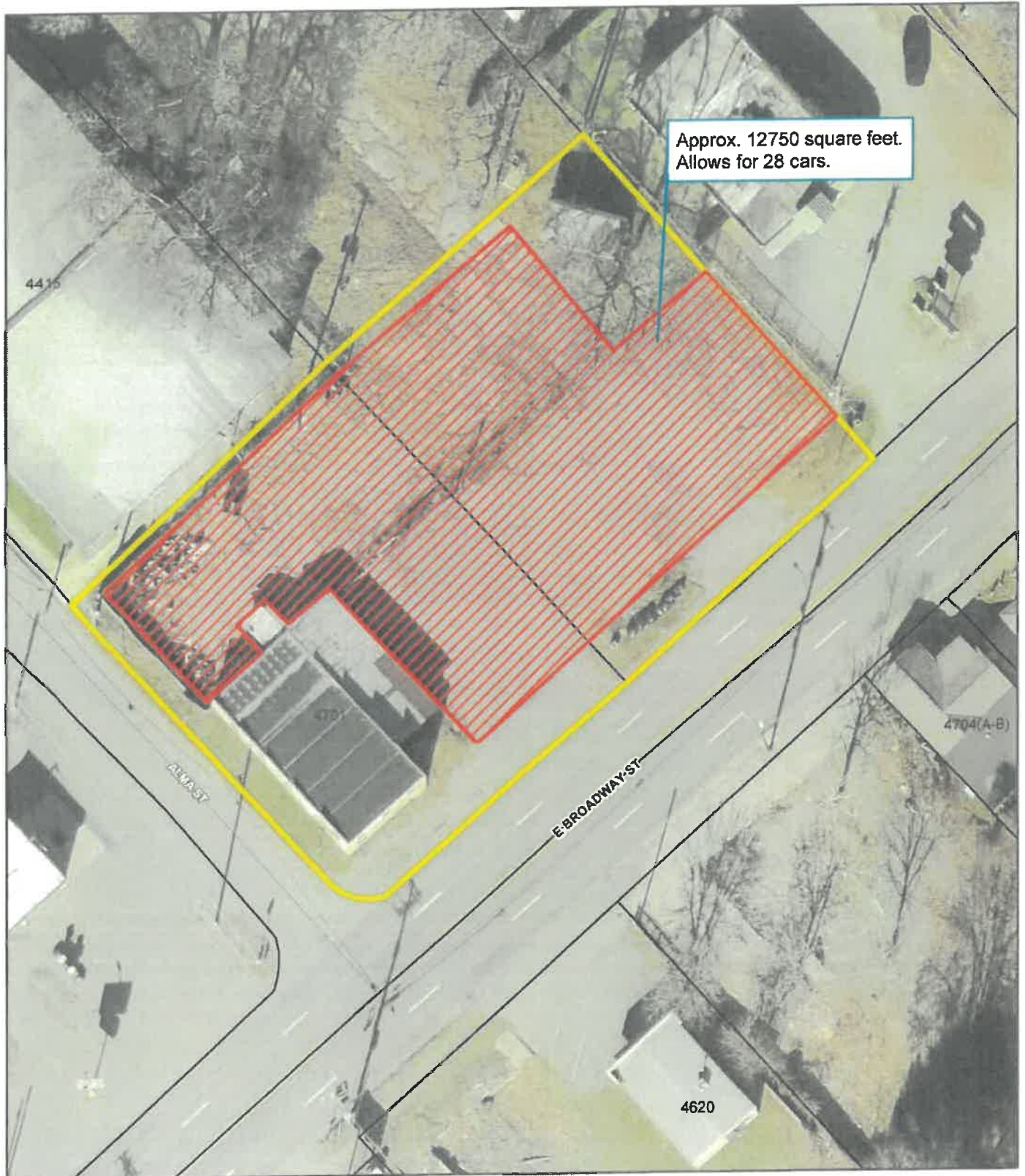
1 inch = 40 feet

0 20 40 80 Feet



Not an actual survey

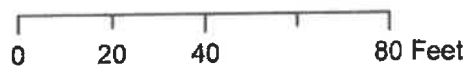
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Ortho Map

Date: 11/14/2024

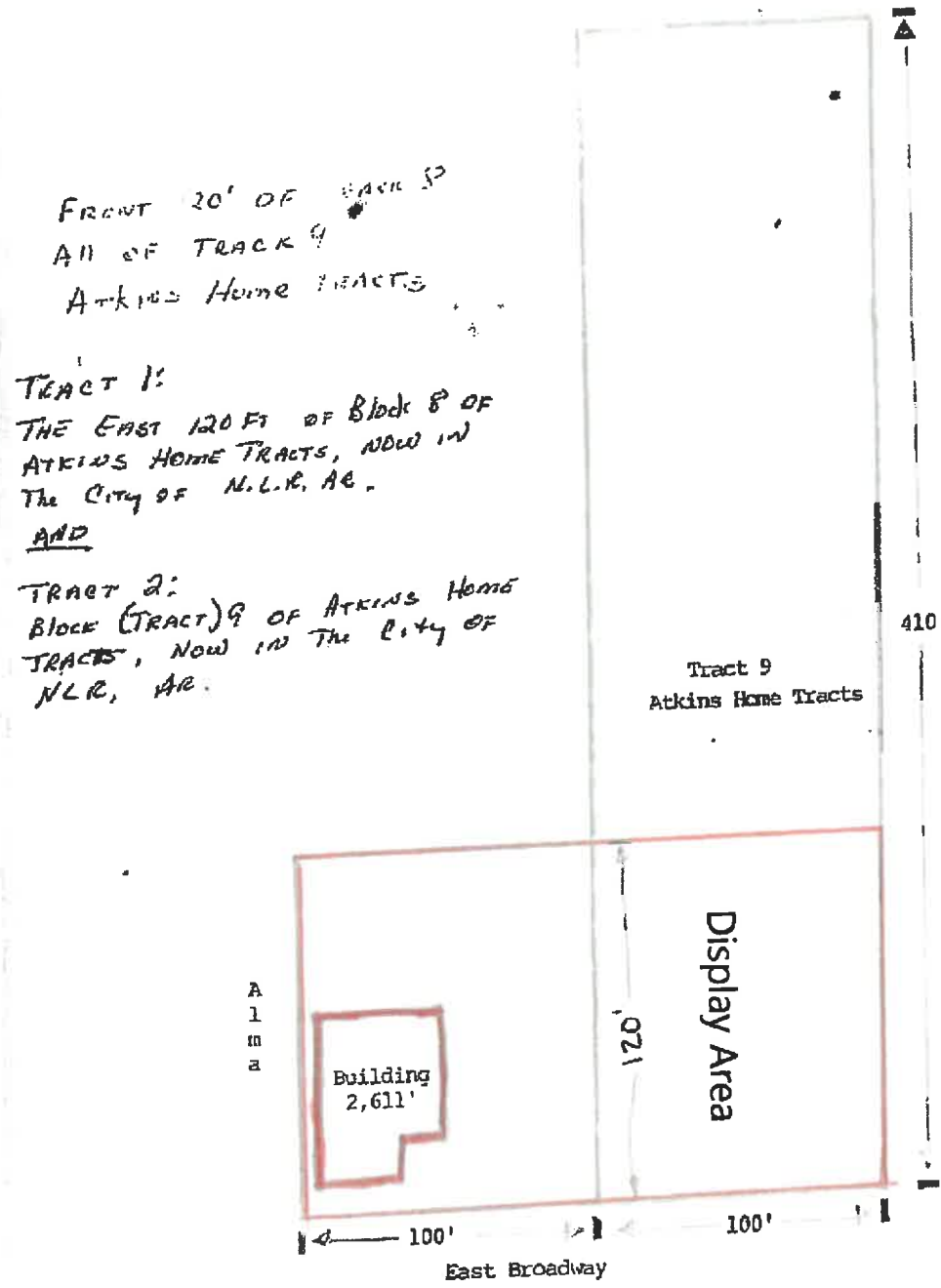
1 inch = 40 feet



Not an actual survey

Plot Plan

NOT TO SCALE



Note: Not To Scale