

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW MINOR AUTO REPAIRS IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3820 LOOKOUT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Nick Kockaya, 2120 Henry Avenue, Bryant, Arkansas 72022, seeking a conditional use for property located at 3820 Lookout Road to allow minor auto repairs in a C3 zone, which application was duly considered and approved (6 affirmative votes; 2 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 Conditional Use is approved for minor auto repairs in a C3 zone for the subject real property located at 3820 Lookout Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOTS 15 AND 16 OF THE HACKETT PLACE ADDITION 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. Meet the requirements of the SD2024-32 Hackett Place Add Lot 15R, Replat and SPR.
2. Meet the requirements of PH2024-19 Hillside Regulation variance request.
3. Permitted uses inside the structure may include auto repair minor such as oil changing, lubrication, tune-ups, brake repairs, flat tire repair, and air conditioning service.
4. All work to be done inside the building - No outdoor repairs shall be permitted.
5. No outdoor displays of vehicles or merchandise is permitted.
6. No outdoor storage of vehicles, merchandise or repaired parts is permitted.
7. Major auto repair is not permitted (Wrecked vehicle repair shall not be permitted).
8. Customer vehicles are not allowed to be left outside overnight.
9. No vehicle sales from the lot.
10. Hours of operation will be 6:00 a.m. - 8:00 p.m. daily.
11. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
12. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Nathan Hamilton
Council Member Nathan Hamilton

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	10:43	A.M.	_____	P.M.
By	Amy Fields CA			
DATE	12-3-24			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Conditional Use # 2024-11



Ortho Map

1 inch = 40 feet

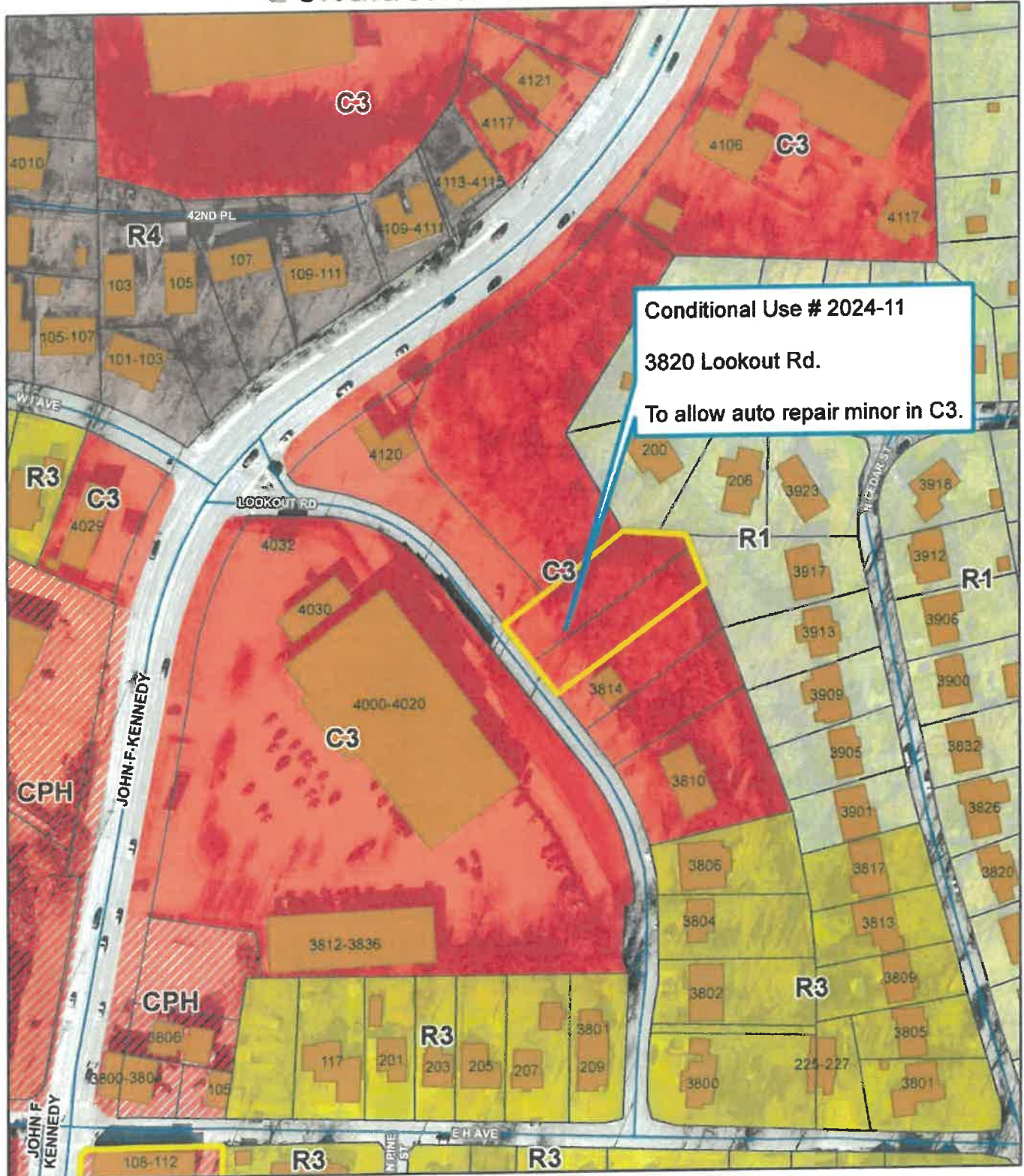
0 20 40 80 Feet



Date: 5/14/2024

Map is not to survey accuracy

Conditional Use # 2024-11



Zoning Map

1 inch = 150 feet

0 75 150 300 Feet



Date: 5/14/2024

Map is not to survey accuracy



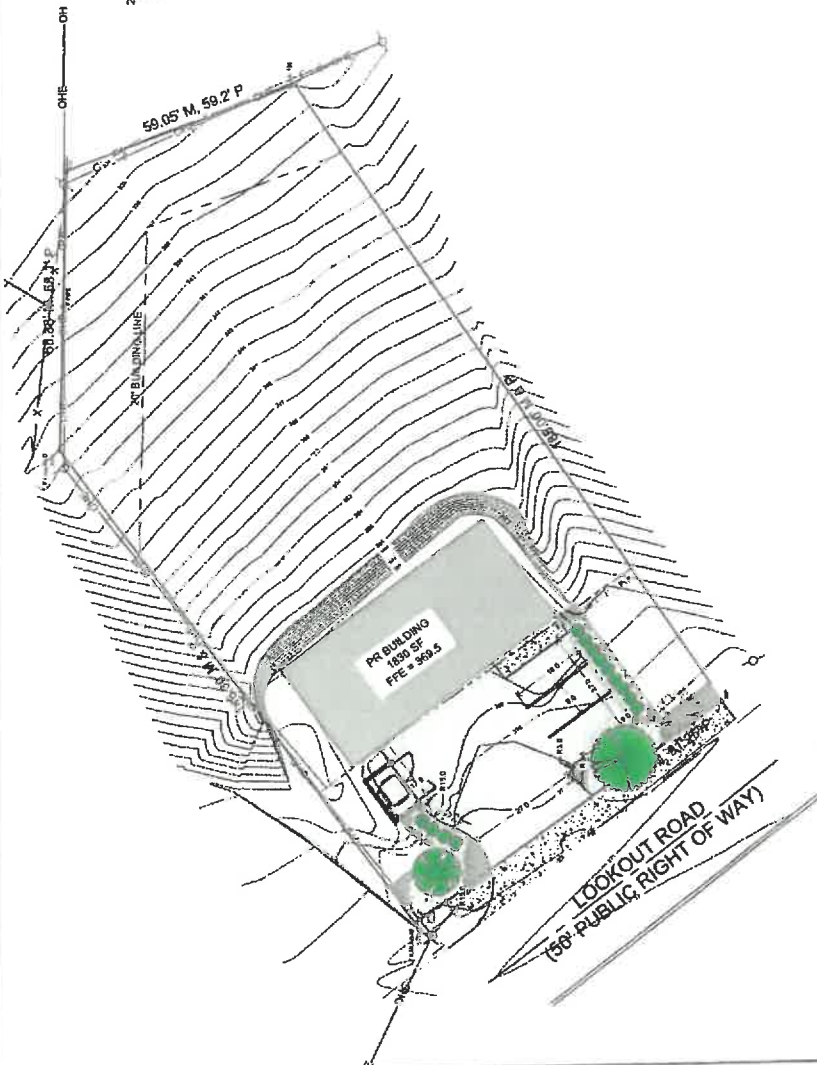
NORTH



VICINITY MAP



PROJECT SITE



LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- WATERLINE
- SEWERLINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- CONTOUR
- FENCE
- EXISTING BEWER MANHOLE
- CLUB & GUTTER
- 24" CONC. SIDEWALK
- FOUND IRON PIN
- SET IRON PIN
- PERMANENT CONTROL PT

LEGEND:

- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVING

GENERAL NOTES:

- IRON PINS TO BE SET AT ALL LOT CORNERS.
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
- THE STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
- EASEMENTS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
- ALL UTILITIES ARE TO BE DEPTH AND LOCATION AS SHOWN ON THIS PLAN.
- THIS PROPERTY IS ZONED "C-1".
- CURVE DIMENSION MEASURED ALONG CHORD.
- ALL DIMENSIONS ARE TO BE MEASURED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
- NO CHANGES IN THIS PLAN ARE PERMITTED WITHOUT APPROVAL OF NORTH LITTLE ROCK PLANNING COMMISSION.
- IRON PINS SET 1/2" DEEP.

FLOOD STATEMENT:

FROM FLOOD INSURANCE RATE MAP PANEL 08012E 0442 G EFFECTIVE DATE JULY 4, 2019 INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.



LEGAL DESCRIPTION:

LOT 15 & 16 OF HACKITT PLACE SUBDIVISION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, RECORDS OF THE CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

CERTIFICATE OF SITE PLAN APPROVAL:

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION AND DEVELOPMENT CODE, THIS DOCUMENT WAS GIVEN APPROVAL BY THE NORTH LITTLE ROCK PLANNING BOARD. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THE DOCUMENT IS HEREBY ACCEPTED AND THE CERTIFICATION EXECUTED UNDER THE AUTHORITY OF SAID CODE.

DATE OF EXECUTION: _____
SIGNATURE: _____
NORTH LITTLE ROCK PLANNING DIRECTOR

CERTIFICATE OF OWNERS:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBMITTED TO THE CITY OF NORTH LITTLE ROCK FOR APPROVAL, A SITE PLAN FOR THE PROPOSED LAY OFF, PLAT AND SUBDIVISION AND REAL ESTATE IN ACCORDANCE WITH THIS PLAN.

DATE OF EXECUTION: _____
SIGNATURE: _____
INSTRUMENT NO. 2025 021814

SOURCE OF TITLE: D.R. _____
PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, AARON K. ROBINSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE: _____
SIGNATURE: _____
AARON K. ROBINSON
REGISTERED LAND SURVEYOR
NO. 1819 ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, AARON K. ROBINSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION CODE HAVE BEEN COMPLIED WITH.

DATE: _____
SIGNATURE: _____
AARON K. ROBINSON
REGISTERED PROFESSIONAL ENGINEER
NO. 1128 ARKANSAS

SITE PLAN REVIEW - LOTS 15 & 16
HACKITT PLACE SUBDIVISION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Prepared For:
Nick's European Auto Repair
3320 Lookout Road
North Little Rock, AR 72119

BOND CONSULTING ENGINEERS, INC.
2801 T. P. WARD DRIVE
JACKSONVILLE, ARKANSAS 72878
Phone: (501) 951-1150 Fax: (501) 951-1155 Email: info@bondce.com

JOB NO. 104/20
DRAWN BY: [Signature]
FILE NO. _____

SCALE: 1" = 20'
DATE: JAN 15, 2025
SHEET: 1
OF: C4