

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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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

Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

FOR CONSIDERATION ONLY

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:45	A.M.	_____	P.M.
By	A. Fields			
DATE	1/2/25			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	B. Boylston			

Conditional Use # 2024-11

tabbles

EXHIBIT

A



Ortho Map

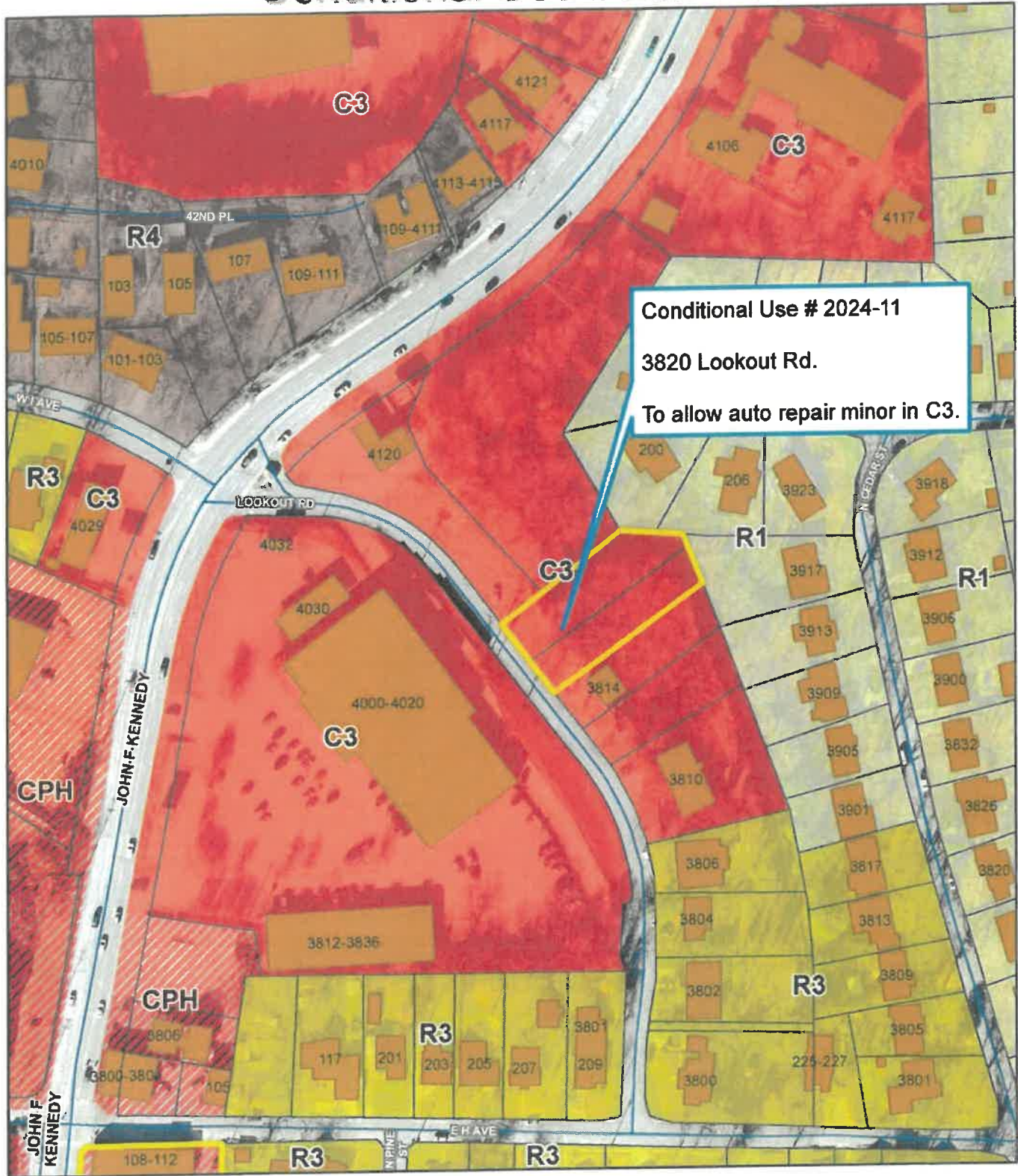
1 inch = 40 feet
0 20 40 80 Feet



Date: 5/14/2024

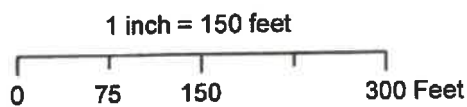
Map is not to survey accuracy

Conditional Use # 2024-11



Zoning Map

Date: 5/14/2024



Map is not to survey accuracy



VICINITY MAP

LEGAL DESCRIPTION:

LOTS 15 & 16 OF HACKETT PLACE SUBDIVISION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, RECORDS OF THE CIRCUIT 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 PROPOSED CHANGES TO THE SUBDIVISION AND DEVELOPMENT CODE HAVE BEEN ACCEPTED. THIS DOCUMENT IS HEREBY ACCEPTED AND THE SUBDIVISION IS DECLARED UNDER THE AUTHORITY OF SAID CODE.

DATE OF EXECUTION

SHAWN SPENCER
NORTH LITTLE ROCK PLANNING DIRECTOR

CERTIFICATE OF OWNERS:

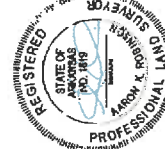
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND OUR HEREBY LAY OFF, PLAT AND SUBDIVIDE AND REAL ESTATE IN ACCORDANCE WITH THIS PLAN.

DATE OF EXECUTION

NICK KOSKOVY
3820 LOOKOUT ROAD
NORTH LITTLE ROCK, AR 72118

SOURCE OF TITLE/D.A.

INSTRUMENT NO. 2022-021814



CERTIFICATE OF SURVEYING ACCURACY:

I, AARON K. ROBINSON, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
NO. 1819 ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, AARON K. ROBINSON, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
NO. 1819 ARKANSAS

FLOOD STATEMENT:

FIRM FLOOD INSURANCE RATE MAP PANEL 08012Z D42 G
INDICATES THAT THE PROPOSED DEVELOPMENT IS LOCATED IN A
PROPERTY LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

SITE PLAN REVIEW - LOTS 15 & 16

HACKETT PLACE SUBDIVISION

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Prepared For:
Nick's European Auto Repair
3820 Lookout Road
North Little Rock, AR 72118

BOND CONSULTING ENGINEERS, INC.
3801 T. P. White Drive
Jacksonville, Arkansas 72076
Phone (501) 945-1014 Fax (501) 945-1018 Email info@bondce.com www.bondce.com

JOB No 10420
DRAWN BY: MAA
FILE NO

DATE: 06/15/2022

SCALE: 1" = 20'

DATE: 06/15/2022

FILE NO

C1

04

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- WATERLINE
- SEWERLINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100' FENCE
- EXISTING SEWER MANHOLE
- CURB & GUTTER
- BUILDING
- 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.
- THE STREET RIGHT-OF-WAY, UNLESS STATED OTHERWISE, SHALL BE AS SHOWN IN THIS PLAN UNLESS NOTED OTHERWISE.
- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
- SUPPLIED BY THE NORTH LITTLE ROCK WATER AND SEWER SERVICE.
- THIS PROPERTY IS ZONED "C-1".
- CURVE DIMENSION MEASUREMENTS ALONG CURVES.
- NO CHANGES IN THIS PLAN ARE PERMITTED WITHOUT APPROVAL OF NORTH LITTLE ROCK PLANNING COMMISSION.
- IRON PINS SET = 1/2" REBAR