

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 9718, WHICH GRANTED A SPECIAL USE TO ALLOW AUTO DETAILING IN A C5 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 815 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO REMOVE CERTAIN CONDITIONS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on November 25, 2024, the City Council adopted Ordinance No. 9718, which granted a Special Use to allow auto detailing in a C5 zone for certain real property located at 815 East Broadway (see Ordinance No. 9718 attached hereto as Exhibit A); and

WHEREAS, Kevin Watkins, as business owner, has requested that the Special Use be amended to remove the conditions which require a three chamber sand/oil interceptor (see letters from Mr. Watkins and North Little Rock Wastewater attached collectively hereto as Exhibit B).

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

SECTION 1: That Section 2 of Ordinance No. 9718, and the Special Use described herein, is hereby amended as follows:

Editor's note: Changes are denoted in **bold**. Deletions are denoted in ~~red~~ by ~~strikethrough~~ and additions in blue by underline.

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

- ~~1. A three-chamber sand/oil interceptor is required and shall be submitted to NLRW for review and approval. Approval must be received in writing before a business license will be issued.~~
- ~~2. Any wastewater from detailing of vehicles must meet the requirements of ADEQ. Written approval must be provided prior to the issuance of a business license.~~
1. ~~3.~~ All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.
2. ~~4.~~ All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
3. ~~5.~~ All detailing of vehicles shall be completed in a permanent enclosed structure. No portable carports/structures are permitted on the property.
4. ~~6.~~ Customer vehicles are not allowed to be left outside overnight.
5. ~~7.~~ Hours of operation will be 6:00 a.m. - 9:00 p.m. daily.
6. ~~8.~~ Dumpster to have masonry screening on three sides with an opaque gate enclosure.
7. ~~9.~~ The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
8. ~~10.~~ By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

SECTION 2: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: 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:

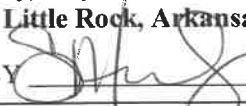

Mayor Terry C. Hartwick *by AF*
FOR CONSIDERATION ONLY

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</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>2-18-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

O-24-84

ORDINANCE NO. 9718

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AUTO
DETAILING IN A C5 ZONE FOR CERTAIN REAL PROPERTY
LOCATED AT 815 EAST BROADWAY STREET IN THE CITY OF
NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY;
AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Kevin Watkins, 815 East Broadway Street, North Little Rock, Arkansas 72114, seeking a special use for property located at 815 East Broadway Street to allow auto detailing in a C5 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 auto detailing in a C5 zone for the subject real property located at 815 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOTS 6 AND 7 OF THE EAST ARGENTA 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. A three- chamber sand/oil interceptor is required and shall be submitted to NLRW for review and approval. Approval must be received in writing before a business license will be issued.
2. Any wastewater from detailing of vehicles must meet the requirements of ADEQ. Written approval must be provided prior to the issuance of a business license.
3. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.
4. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
5. All detailing of vehicles shall be completed in a permanent enclosed structure. No portable carports/structures are permitted on the property.
6. Customer vehicles are not allowed to be left outside overnight.
7. Hours of operation will be 6:00 a.m. - 9:00 p.m. daily.
8. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
9. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
10. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

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:

11/25/2024

APPROVED:

Terry C Hartwick
Mayor Terry C. Hartwick

SPONSOR:

Maurice Taylor
Council Member Maurice Taylor

ATTEST:

Diane Whitbey
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	<u>11:30</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>11-19-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Special Use #2024-15



Ortho Map

Date: 9/25/2024

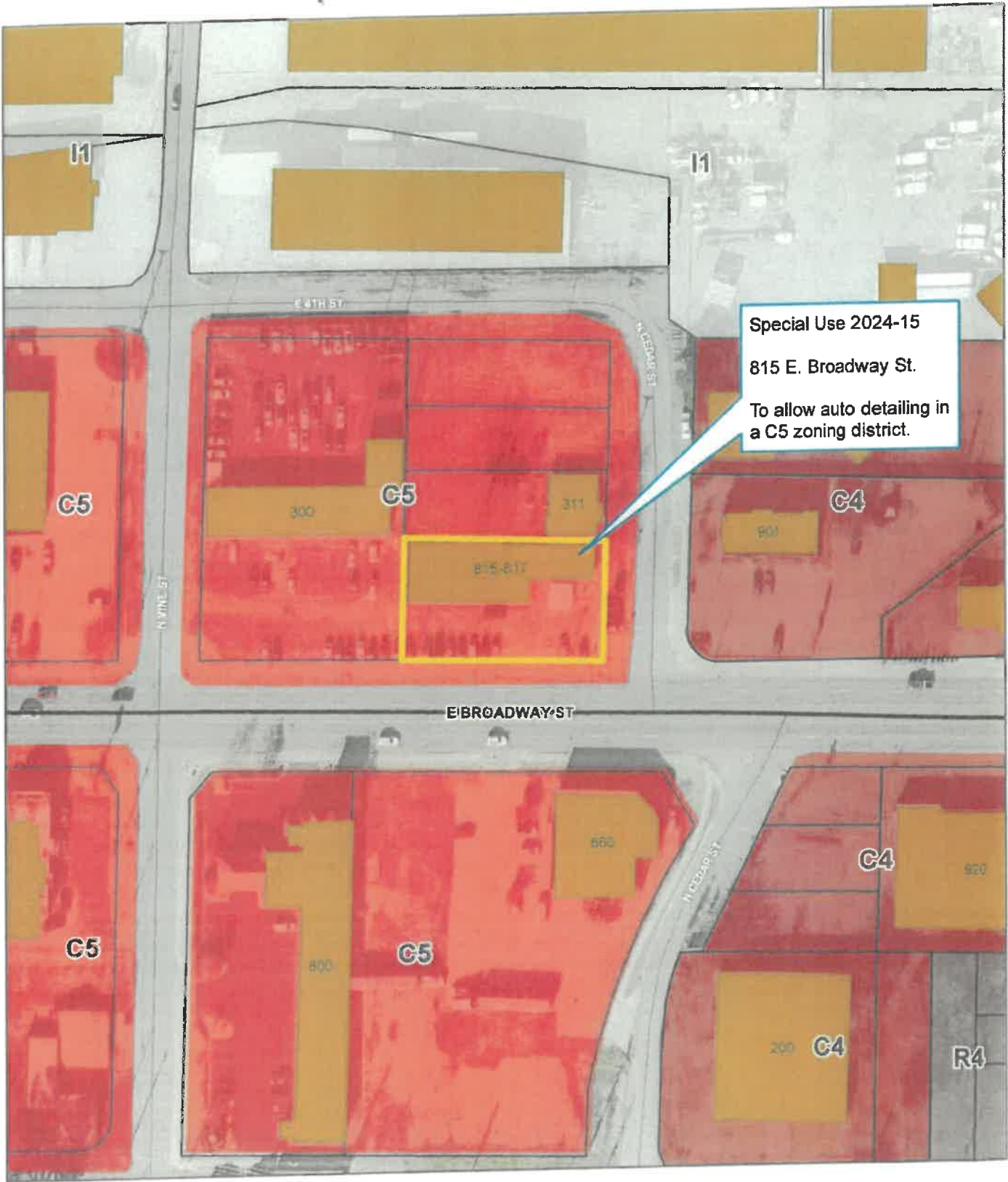
1 inch = 30 feet

0 15 30 60 Feet



Not an actual survey

Special Use #2024-15



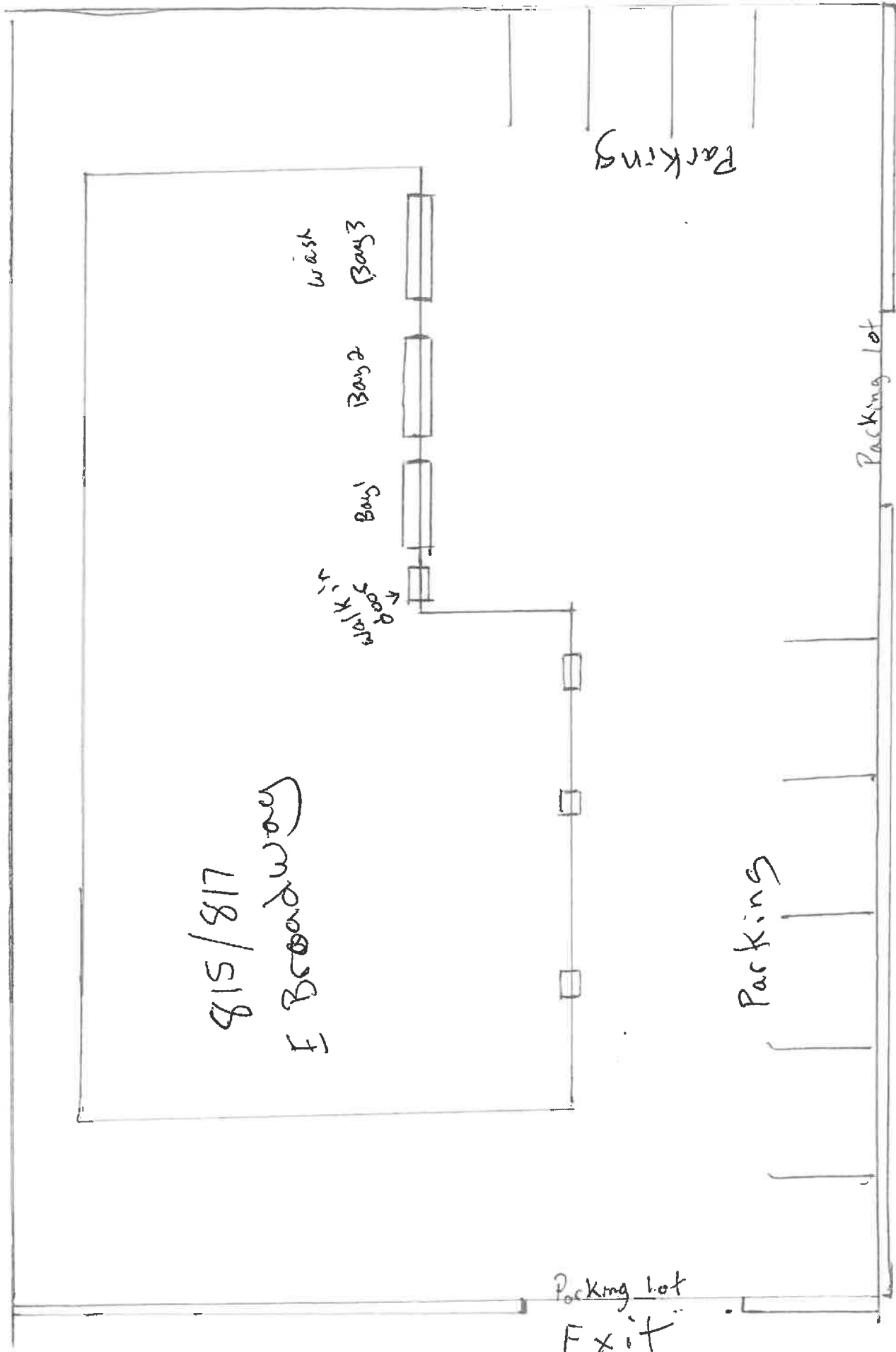
Zoning Map

Date: 9/25/2024

1 inch = 100 feet



Not an actual survey



815/817
E Broadway

wash

Bay 1

Bay 2

Bay 3

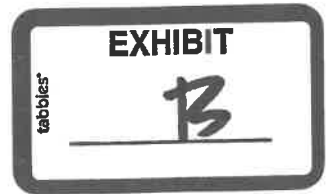
Parking

Parking lot

Entrance

Parking

Parking lot
Exit



Kevin Watkins
815 E Broadway
North Little Rock, Arkansas 72114

January 24, 2025

Mayor Terry Hartwick and North Little Rock City Council Members
300 Main Street
North Little Rock, AR 72114

Subject: Request City Council Docket

Dear Mayor Hartwick and NLR City Council Members,

I am writing to formally request inclusion on the upcoming city council agenda for a waiver concerning the recently enacted ordinance that permits a special use (SU2024-15) for auto detailing within a C5 zoning district, exempting it from the requirement to install a three-chamber sand/oil interceptor.

According to the aforementioned ordinance, businesses are typically required to comply with the three-chamber sand/oil interceptor mandate and must submit their plans to North Little Rock (NLR) Wastewater for evaluation and written approval prior to the issuance of a business license. As the owner of Watkins Brothers Repair, I have consulted with NLR Wastewater, which has confirmed that my business located at 815 E Broadway, North Little Rock, Arkansas, is not obligated to install a sand/oil interceptor.

I respectfully urge the City Council to reconsider the necessity of the sand/oil interceptor for my establishment at 815 E Broadway, North Little Rock, Arkansas, given the significant financial burden associated with its installation.

As a committed business owner in North Little Rock, I prioritize ecological safety and sustainability, even while seeking this waiver. Should my request be approved, I assure you that I will manage the situation with the utmost responsibility, ensuring no adverse impact on the wastewater system.

I am willing to engage in further discussions and provide any additional documentation required to support my request. Your understanding and consideration of this matter would be greatly appreciated.

Thank you for your time and attention.

Sincerely,

Kevin Watkins



NORTH LITTLE ROCK WASTEWATER UTILITY

December 11, 2024

RE: Watkins Brothers Repair

To whom it may concern:

This letter certifies in accordance with the building located at 815 East Broadway and the inspection done by NLRW on December 9, 2024, the business will not be required to install interceptors due to the current operations and there being no floor drains within the building. In the future if there are any changes to the business operations or services the owner will be required to contact NLRW for inspections.

Please do not hesitate to contact me if you have any questions or concerns.

Respectfully,

Kristy Underwood

North Little Rock Wastewater

7400 BAUCUM PIKE
P.O. BOX 17898

NORTH LITTLE ROCK, AR 72117-0898

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FAX (501) 945-3716