

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PHOTOGRAPHY STUDIO IN A C1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5101 NORTH LOCUST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Amanda Hines-Watts of Hines-Watts Properties LLC, P.O. Box 94200, North Little Rock, Arkansas 72190, seeking a conditional use for property located at 5101 North Locust Street to allow a photography studio in a C1 zone, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on February 11, 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 photography studio in a C1 zone for the subject real property located at 5101 North Locust Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot H, Block 1 of the Pike View Addition to 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. The days and hours of operation for the photography studio are from 8 am to 9 pm daily and during senior pictures and in the summer months 8 am to 10 pm daily.
2. All signs must comply with the NLR Sign Code.
3. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
4. Business license holder 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.
5. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Vince Insalaco III
Council Member Vince Insalaco III
by AT

Diane Whitbey, City Clerk

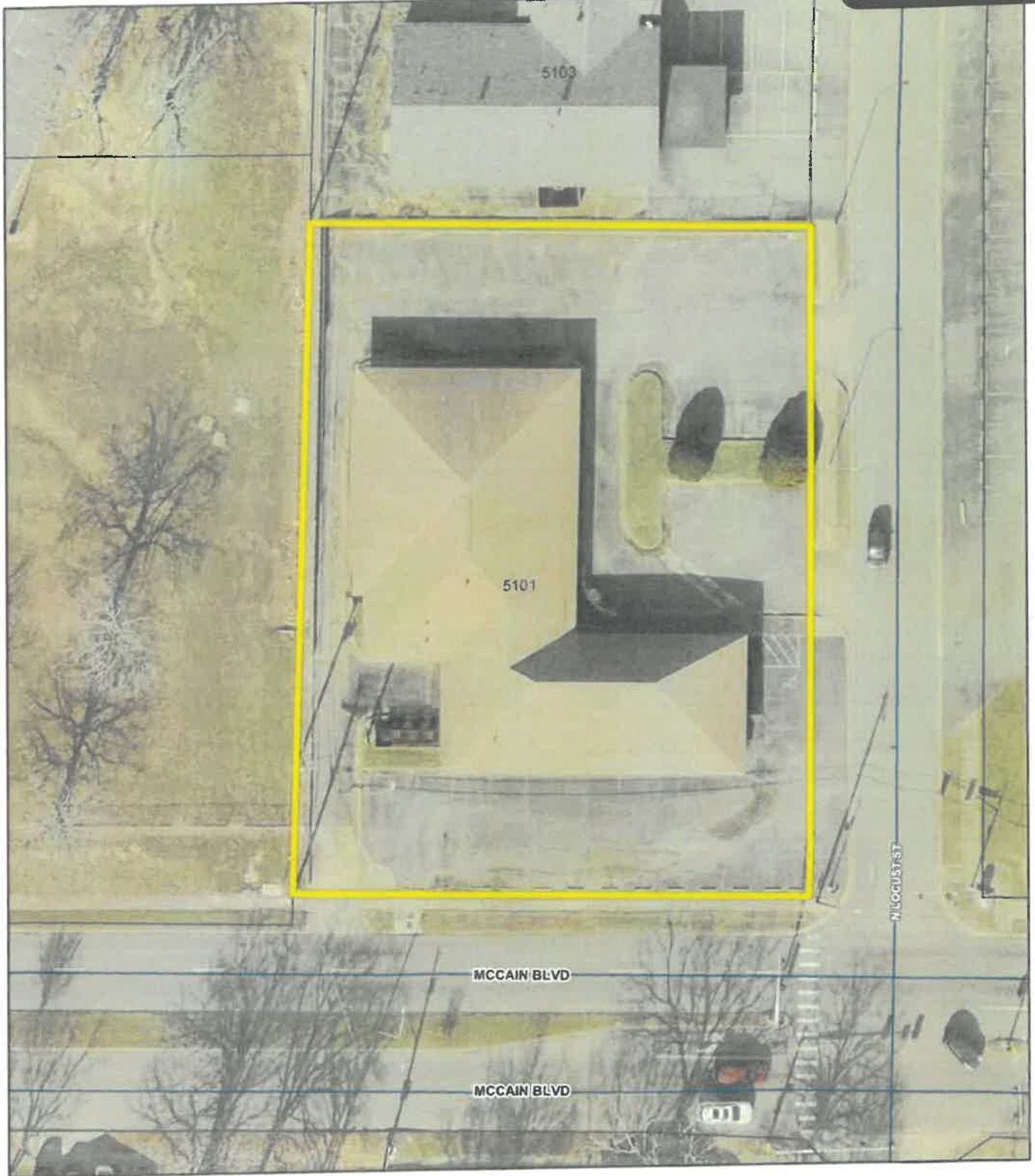
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:40	A.M.	_____	P.M.
By	Amy Fields CA			
DATE	4-8-25			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Conditional Use # 2025-02



Ortho Map

1 inch = 40 feet

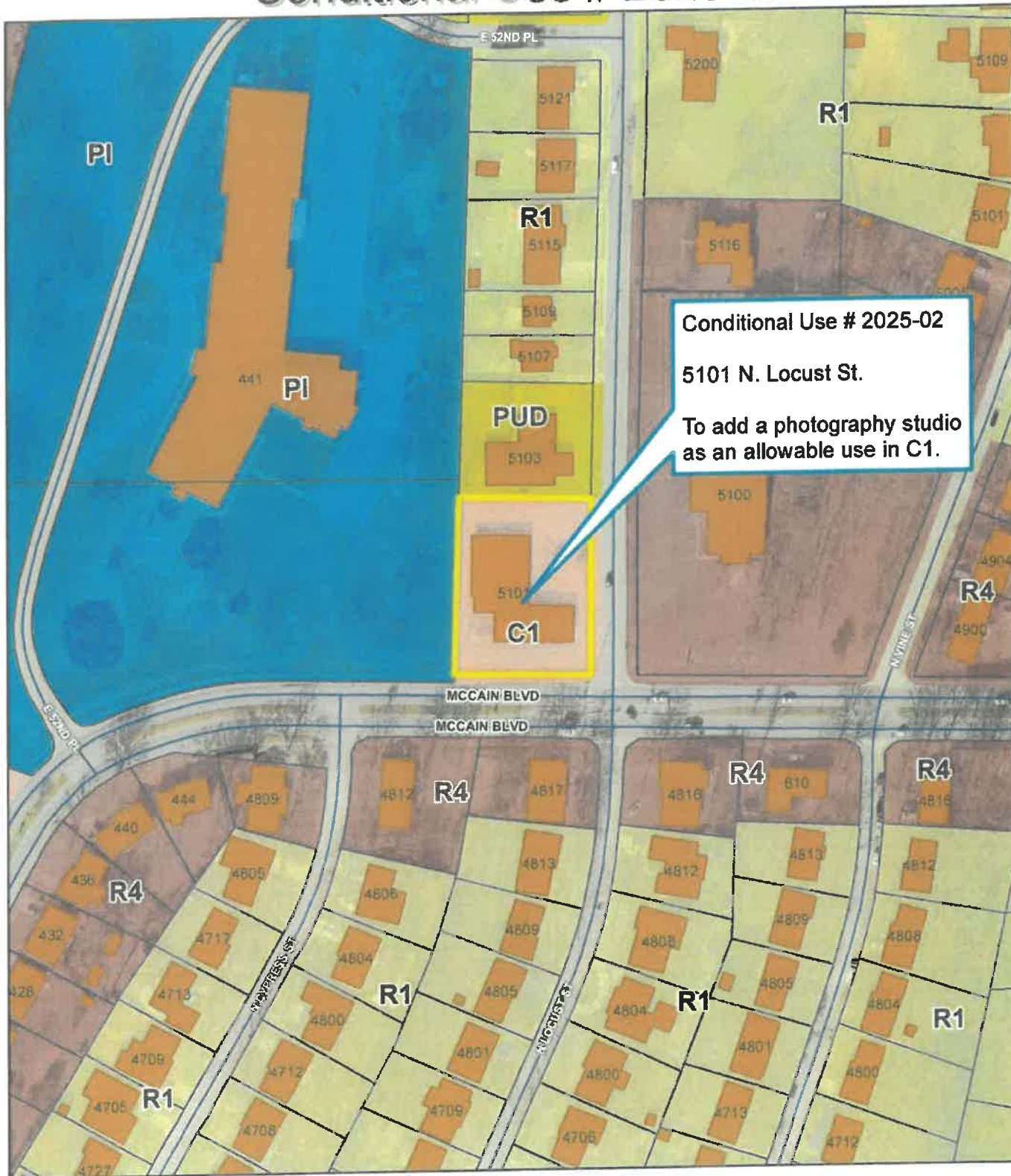
0 20 40 80 Feet



Date: 1/22/2025

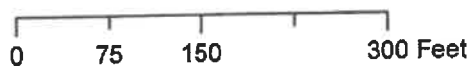
Map is not to survey accuracy

Conditional Use # 2025-02



Zoning Map

1 inch = 150 feet



Map is not to survey accuracy

Date: 1/22/2025



MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

5810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-759-4483

CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL-COMMERCIAL-INDUSTRIAL



REZONING MAP
LOT "H", BLOCK 1
PIKE VIEW ADDITION
CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DATE: 8/13/24
SCALE: 1" = 50'