O-25- 109

**ORDINANCE NO. ____**

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AUTO SALES IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1623 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, 1623 East Broadway Street, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 1623 East Broadway to allow auto sales in a C4 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 December 9, 2025 (see letter from Mr. Watkins attached hereto as Exhibit A).

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 auto sales in a C4 zone for the subject real property located at 1623 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lots 7 and 8, Block 31 of the East Argenta Annexation of the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit B).

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

1. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current paved open area on the lot a maximum of 12 sales, employee, and customer vehicles is allowed.
2. A six (6) foot opaque privacy fence or a solid masonry wall shall be required when automobile/vehicle outdoor sales or leasing lot abuts a residential use or zoning district. Fences or walls shall not extend beyond the front building line of the abutting residential use or zoning district.
3. 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.
4. 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.
5. Sales or lease vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the Standards of Article 6 and approved by the City Engineer. Sale or lease vehicles shall not be displayed on grass or gravel surfaces.
6. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
7. Sale vehicles shall be secured after business hours and shall not be used as storage.
8. Vehicle sales lot shall be maintained at all times.

9. The business shall limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
10. All illumination shall be shielded and directed away from adjacent property.
11. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
12. Applicant must meet all applicable Federal, State, County and City requirements.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
14. Required permits and/or business license must be obtained within 12-months of the date of approval of the Conditional Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Conditional Use.
15. 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 Conditional 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 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:

Terry C Hartwick

Mayor Terry C. Hartwick

***FOR CONSIDERATION ONLY***

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:02 A.M. _____ P.M.
By Amy Fields CA
DATE 12-16-25

**Diane Whitbey, City Clerk and Collector**
**North Little Rock, Arkansas**

RECEIVED BY _____

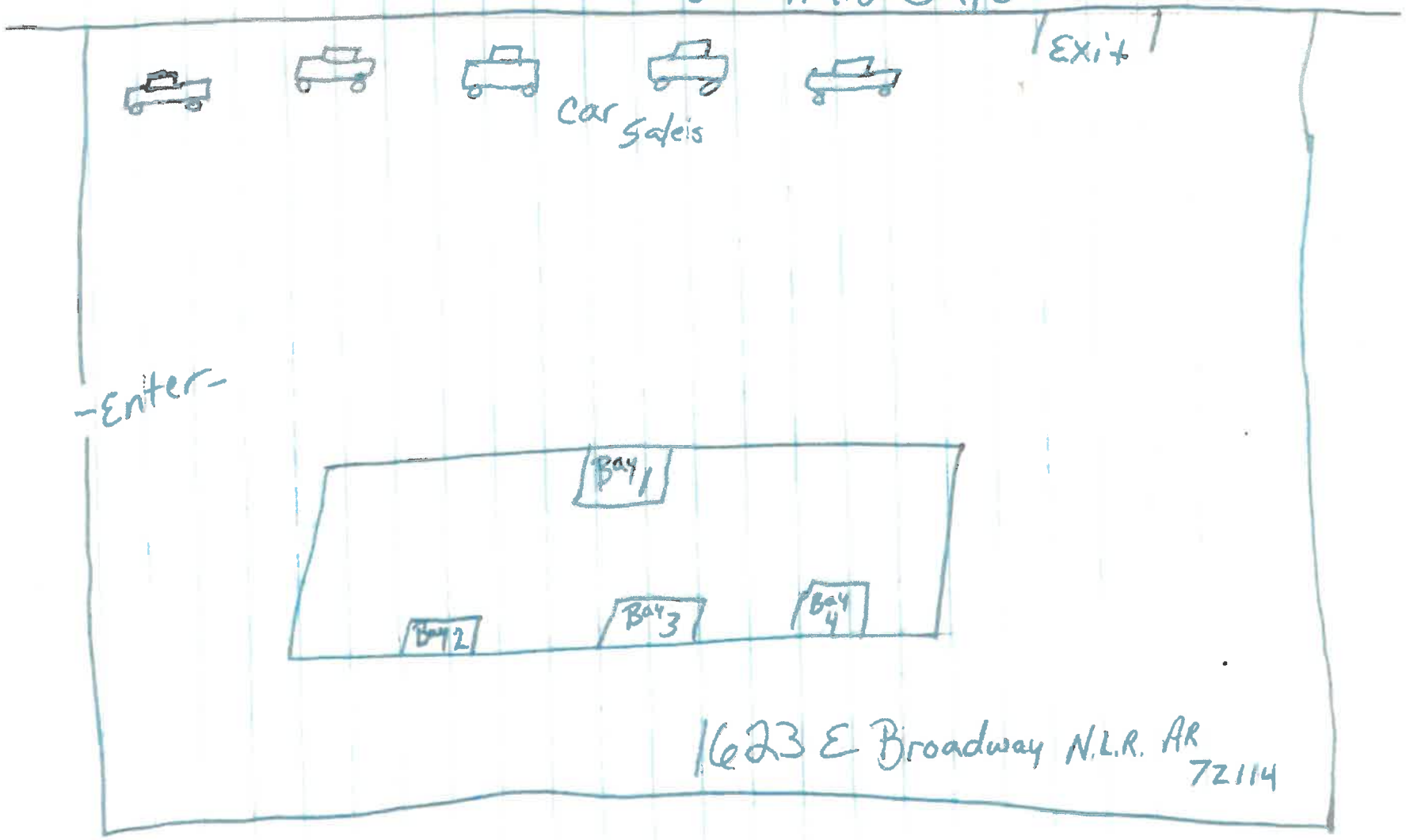
EXHIBIT

A

To Who it may concern

I Kevin Watkins would like to open a car lot to sale Car's at 1623 E Broadway in N.L.R, AR. 72114.

# Watkins Bro. Auto Sale



EXHIBIT

tabbies

B

# Conditional Use # 2025-14

Ortho Map

1 inch = 30 feet

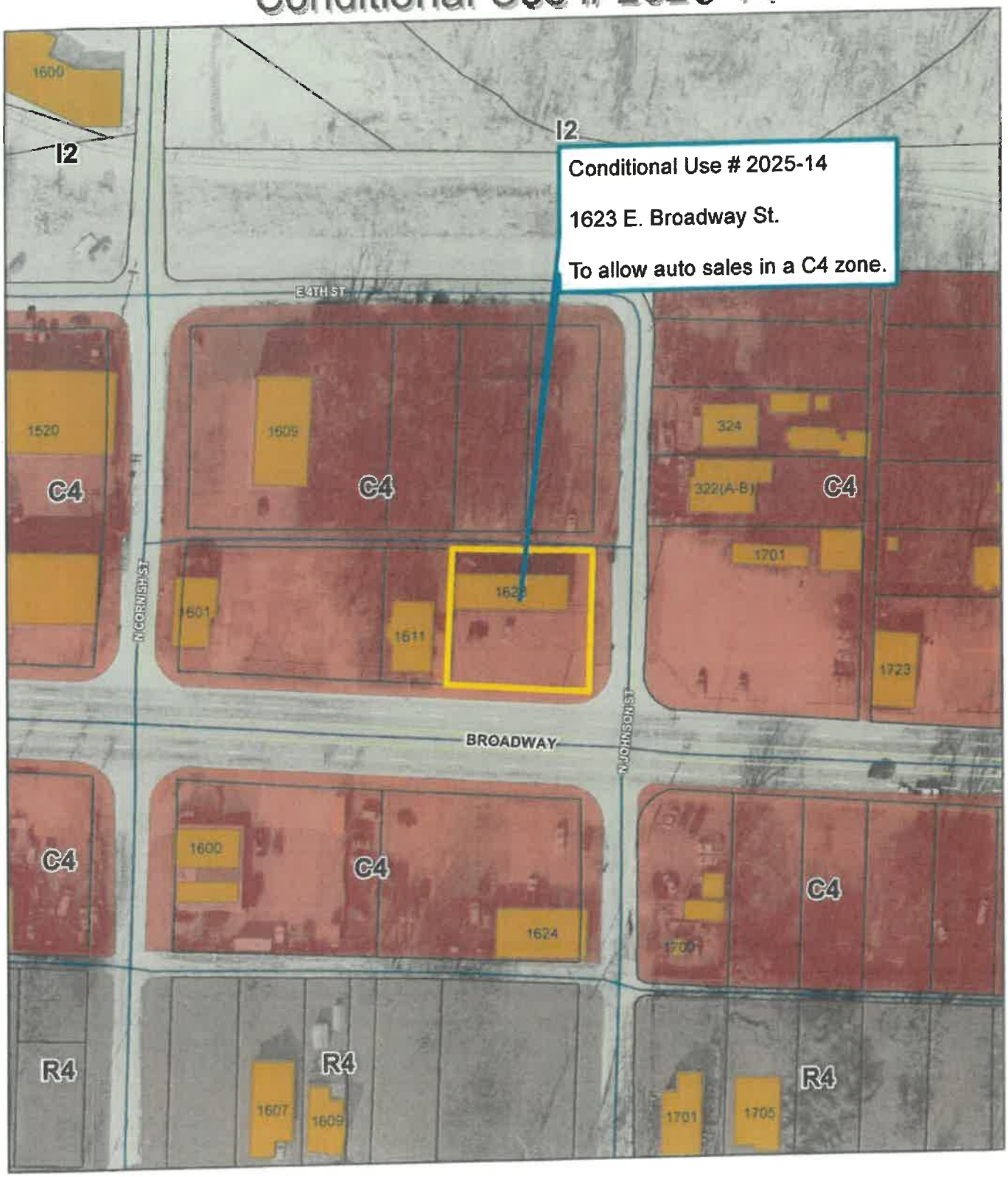
0 15 30 60 Feet

N W E S

Map is not to survey accuracy

Date: 11/12/2025

# Conditional Use # 2025-14




Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Map is not to survey accuracy

Date: 11/12/2025