

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A TIRE STORE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1601 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Norman Clifton, Clifton Family LLLP, 1000 Cherry Hill Drive, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 1601 East Broadway to allow a tire store in a C4 zone, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on September 9, 2025 (see letter from applicant 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 a tire store in a C4 zone for the subject real property located at 1601 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lots 10, 11 and 12, Block 31 of the Argenta Annex Subdivision in 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. Hours of operation to be 7 a.m. to 11 p.m., Monday through Saturday and 7 a.m. to 8 p.m. Sunday.
2. All tires are to be stored in a dry securable area and within the primary structure. No outside open-air storage of tires is permitted.
3. Up to 20 tires for sale may be displayed outside during business hours and is considered temporary tire storage. Tires shall be kept neat and organized. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
4. Isolate tires from other stored materials that may create a hazard if a fire were to occur including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
5. No more than 100 tires per 1,500 square feet of inside storage space is permitted. This includes tire inventory as well as waste tires.
6. A regular pick-up of tires removed by the tire shop must take place by a licensed carrier to avoid any undo amount of tires stored on the property.
7. Tires are to only be repaired or replaced inside the building. No outdoor tire replacement is permitted.
8. No auto repair other than repairs associated with the removal or replacement of tires is permitted. Brake replacement with tire repair or replacement is permitted.

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:

ATTEST:

Mayor Terry C. Hartwick
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 _____ A.M. _____ P.M.

By _____

DATE _____

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

RECEIVED BY _____

EXHIBIT A

July 17, 2025

Please accept my application for a tire store located at 1601 E Broadway.

Respectfully,

Leonardo Flores

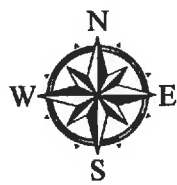
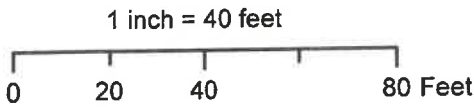
Leonardo Flores

Conditional Use # 2025-07

EXHIBIT B



Ortho Map



Date: 7/21/2025

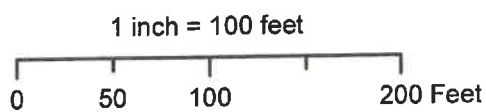
Map is not to survey accuracy

Conditional Use # 2025-07



Zoning Map

Date: 7/21/2025



Map is not to survey accuracy

1601 E Broadway NLR 5-28-20 1 1/2 = 50'

LOT 11, 12 BLK 31

ARGENTIA ADDN NORTH

10' ALLEY

150'

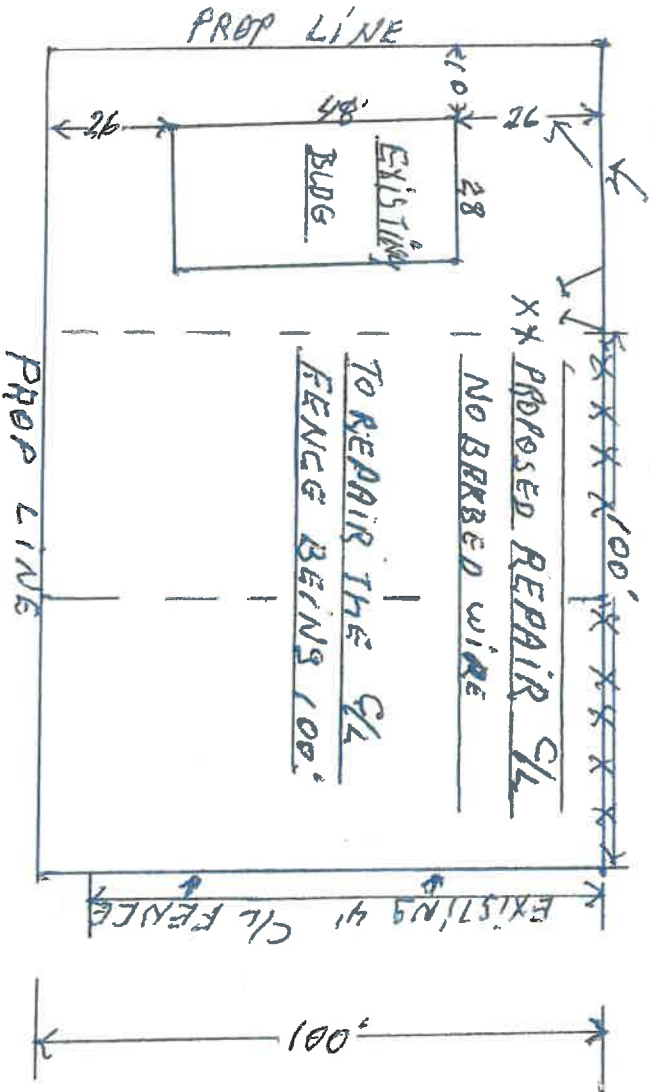
50' EXISTING FENCE + GATE

5-27-20
Occurrence 3
[Signature]

NORTH

WEST

CORNISH ST.



EAST

LOT 11 REPAIR

LOT 12 HAS EXISTING

FENCE ON EAST SIDE

EAST BROADWAY

SOUTH