

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING A CONDITIONAL USE, WHICH ALLOWED A TIRE STORE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1600 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, on January 13, 2014, the City Council of North Little Rock adopted Ordinance No. 8598, granting a Conditional Use to allow a tire store in a C4 zone for certain real property located at 1600 East Broadway; and

WHEREAS, pursuant to Ordinance No. 8598, the approved hours of operation are 7:00 am – 7 pm, Monday through Saturday; and

WHEREAS, application was duly made by Norman Clifton, Clifton Family LLLP, 1000 Cherry Hill Drive, North Little Rock, Arkansas 72116, seeking to amend the conditional use to extend the hours of the tire store, 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.

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

SECTION 1: That the amendment to the Conditional Use is approved for the tire store in a C4 zone for the subject real property located at 1600 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lots 1, 2 and 3, Block 32 of the East Argenta Annex Subdivision in the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A.)

SECTION 2: That this Conditional Use is hereby amended to replace the prior conditions with the following:

1. Hours of operation to be 7 am to 11 pm Monday through Saturday and 7 am to 8 pm Sunday.
2. Tires shall be stored in a dry, securable structure (primary building, enclosed trailer, or enclosed accessory structure). No outside open-air storage of tires is allowed.
3. If an enclosed trailer or accessory structure is utilized for tire storage, its location must meet the requirements of Section 4.2.6(D) (Accessory Structure Requirements Table) of the North Little Rock Zoning Ordinance.
4. Tires for sale may be displayed outside during business hours. This is considered to be temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks.

5. Tires will be isolated from other stored materials that may create hazardous products in case of a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels and pesticide containers.
6. No more than 100 tires per 1,500 square feet of inside storage space are allowed.
7. Tires are to 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. Maintain the 8-foot wood opaque privacy fence on the south property line. Replant the missing buffer trees along the south property line. 2.5" caliper planted 20-feet on center are required.
10. Maintain the two street trees on East Broadway.
11. All illumination shall be shielded and directed away from adjacent property.
12. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
13. Applicant must meet all applicable Federal, State, County and City requirements.
14. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
15. 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.
16. 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:

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Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

Terry C. Hartwick  
Mayor Terry C. Hartwick

by AF

Diane Whitbey, City Clerk

**FOR CONSIDERATION ONLY**

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	11:00	A.M.		P.M.
By	Amy Fields CA			
DATE	10-7-25			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

# Conditional Use # 2025-10

EXHIBIT

A

tabbles



Ortho Map

1 inch = 30 feet

0 15 30 60 Feet



Date: 8/28/2025

Map is not to survey accuracy

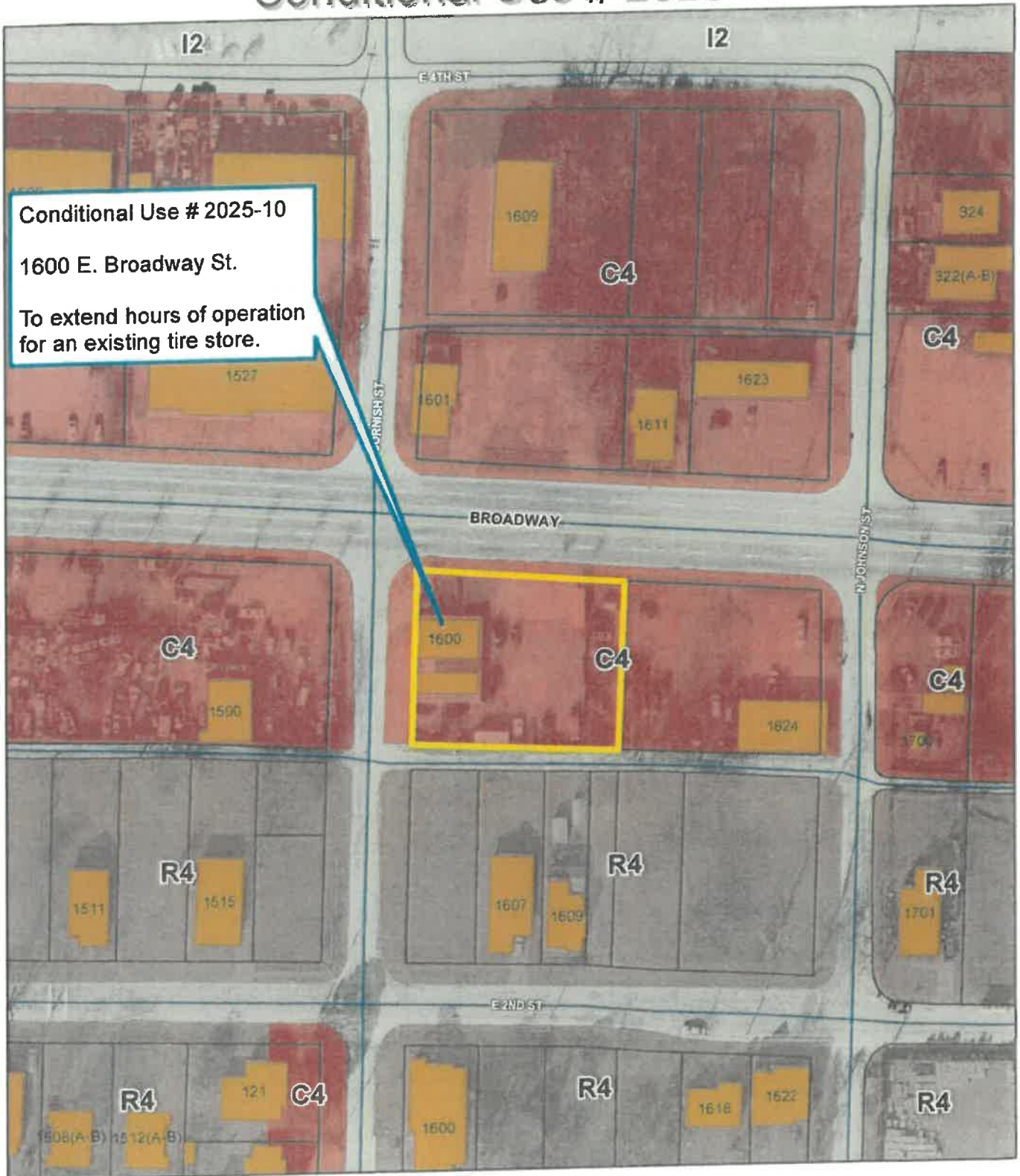


# Conditional Use # 2025-10

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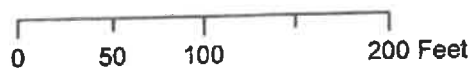
1600 E. Broadway St.

To extend hours of operation  
for an existing tire store.



**Zoning Map**

1 inch = 100 feet

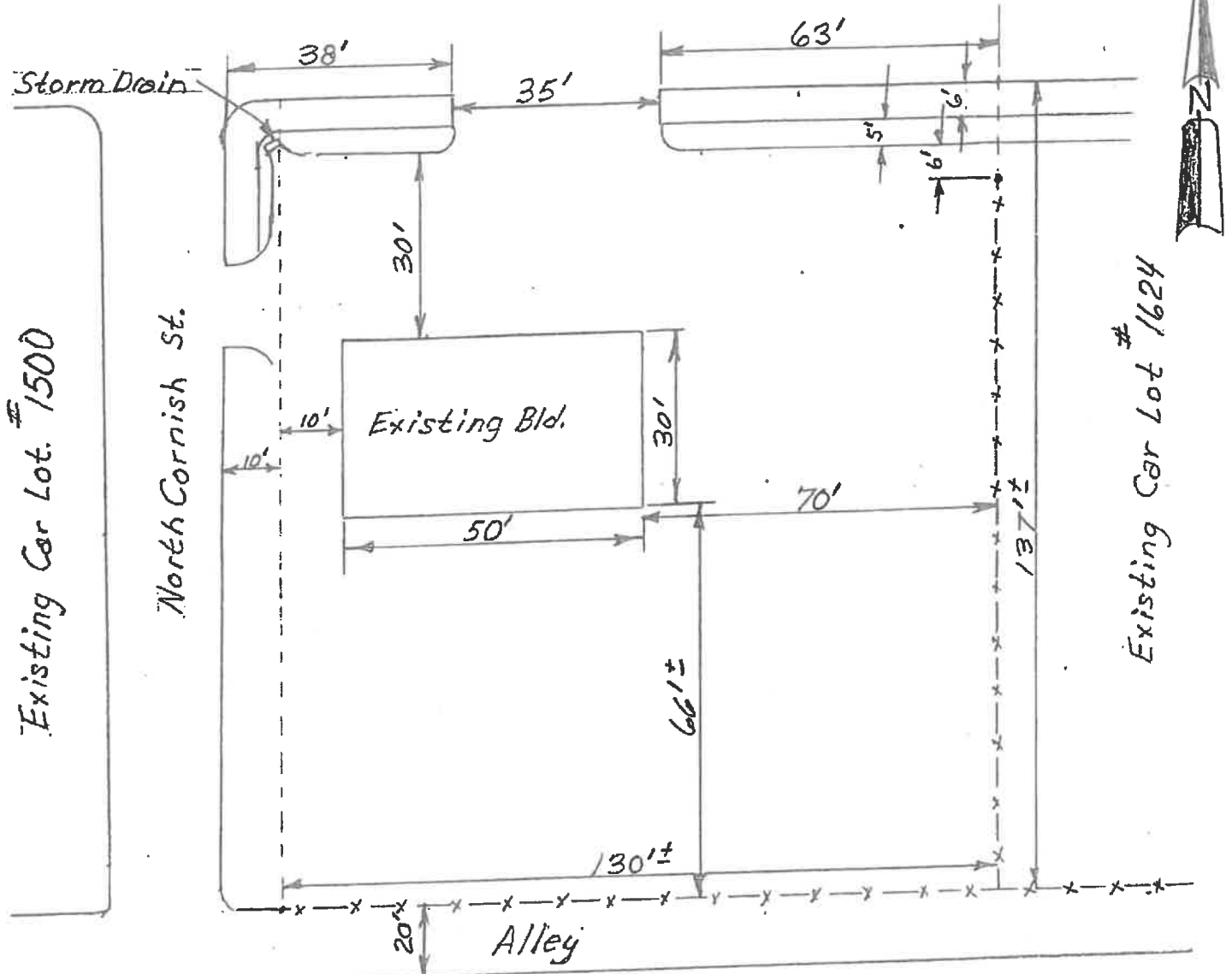


Date: 8/28/2025

Map is not to survey accuracy

Existing Car Lot

Hwy 70 East Broadway



Site Plan For  
1600 East Broadway N.L.R., AR 72114

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