

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A TIRE SHOP IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5021 WARDEN ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Vasquez Engineering, 1919 S. Shiloh Road, Suite 440, Garland, TX 75042, seeking a conditional use of land located at 5021 Warden Road to allow a tire shop, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on October 10, 2017.

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 shop in a C-4 zone for the subject real property located at 5021 Warden Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 6, Block 2, Somers Commercial Park in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits A, B and C attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- a) Applicant/owner must meet all applicable Federal, State, County and City requirements and regulations.
- b) Applicant/owner shall meet the requirements of Site Plan Review.
- c) Hours of operation are Monday – Saturday, 6:00 a.m. – 6:00 p.m.
- d) Tires must be stored in a dry, securable area of the primary structure. No outside, open-air storage of tires is allowed.
- e) Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of ten (10) feet from the primary structure.
- f) Tires will be isolated from other stored materials that may cause hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
- g) Tire retailer will schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.

- h) Vehicles are only to be repaired/maintained inside the building.
- i) No auto repair other than those associated with removal/replacement of tires is allowed.
- j) No outdoor PA/music is permitted.
- k) Business license to be issued after Planning Staff confirmation of requirements.
- l) Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License 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 a tire sales business is compatible with other businesses in the area and that the conditional use of the above-described land 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.

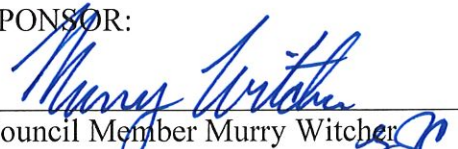
PASSED:

APPROVED:

Mayor Joe A. Smith


SPONSOR:

ATTEST:

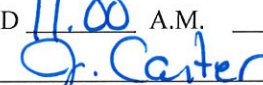
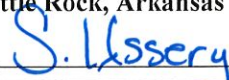

 Council Member Murry Witcher

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


 C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

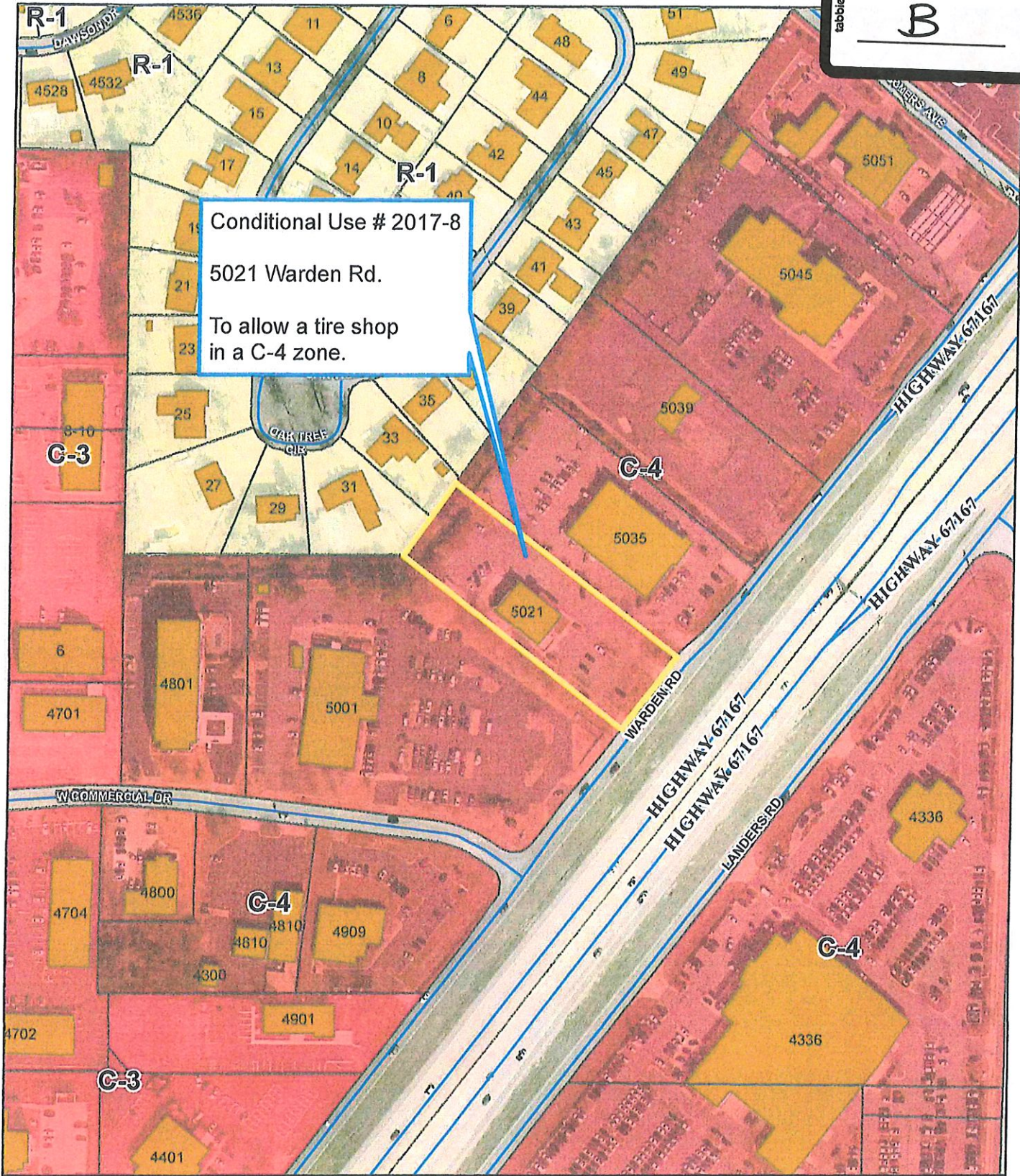
FILED	11:00	A.M.	_____	P.M.
By				
DATE	11-7-17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

Conditional Use # 2017-8

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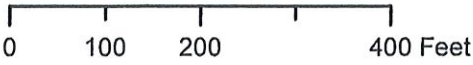
EXHIBIT

B



Zoning Map

1 inch = 200 feet

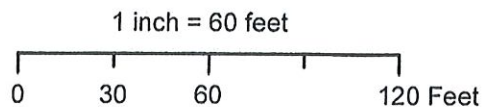


Conditional Use # 2017-8

EXHIBIT
C



Ortho Map



Date: 8/29/2017

Map is not to survey accuracy