

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CAR LOT IN A C-4 ZONE AT 1803 HIGHWAY 161 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Dennis Dokes, P.O. Box 1014, North Little Rock, Arkansas 72115, seeking a conditional use for property located at 1803 Highway 161 to allow a car lot, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on January 08, 2019.

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 car lot in a C-4 for the subject real property located 1803 Highway 161 in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot A, Chiquito Addition in the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively as Exhibit A).

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

1. Hours of operation 6am to 6pm Monday thru Saturday.
2. Portable building to be a minimum of 10' from existing building and located in the side yard of the existing building at rear of property. No signage to be placed on the portable building.
3. Portable building to be used for storage only. Office use is not permitted. Office furniture and equipment that is setup or connected to power, internet, and phone will establish building as an office.
4. Sales vehicles to be parked to allow fire apparatus access to the building.
5. Sales vehicles to be limited to area between fence at midway of property and rear of property. No vehicle sales at front of property.
6. Provide 4 additional street trees along Emily St.
7. Existing vegetation along north property line to serve as buffer between residential use and car sales area. Buffer not to be disturbed.
8. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
9. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
10. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.

11. There shall be a maximum of 20 cars to be placed between rear property line and fence located midway on property. This ratio shall include sales vehicles, employee vehicles, customer vehicles and any other vehicles parked in this area.
12. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
13. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
14. All signage shall meet the requirements of Article 14 of the zoning ordinance.
15. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
16. Vehicle sales lot shall be maintained at all times.
17. Sales vehicles shall be locked and secured after business hours.
18. Sales vehicles shall not be used as storage.
19. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
20. Business license to be issued after Planning Staff confirmation of requirements.
21. 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.

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 car lot as described herein 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
FOR CONSIDERATION ONLY:

ATTEST:

Joe A. Smith
Mayor Joe A. Smith

Diane Whitbey, City Clerk

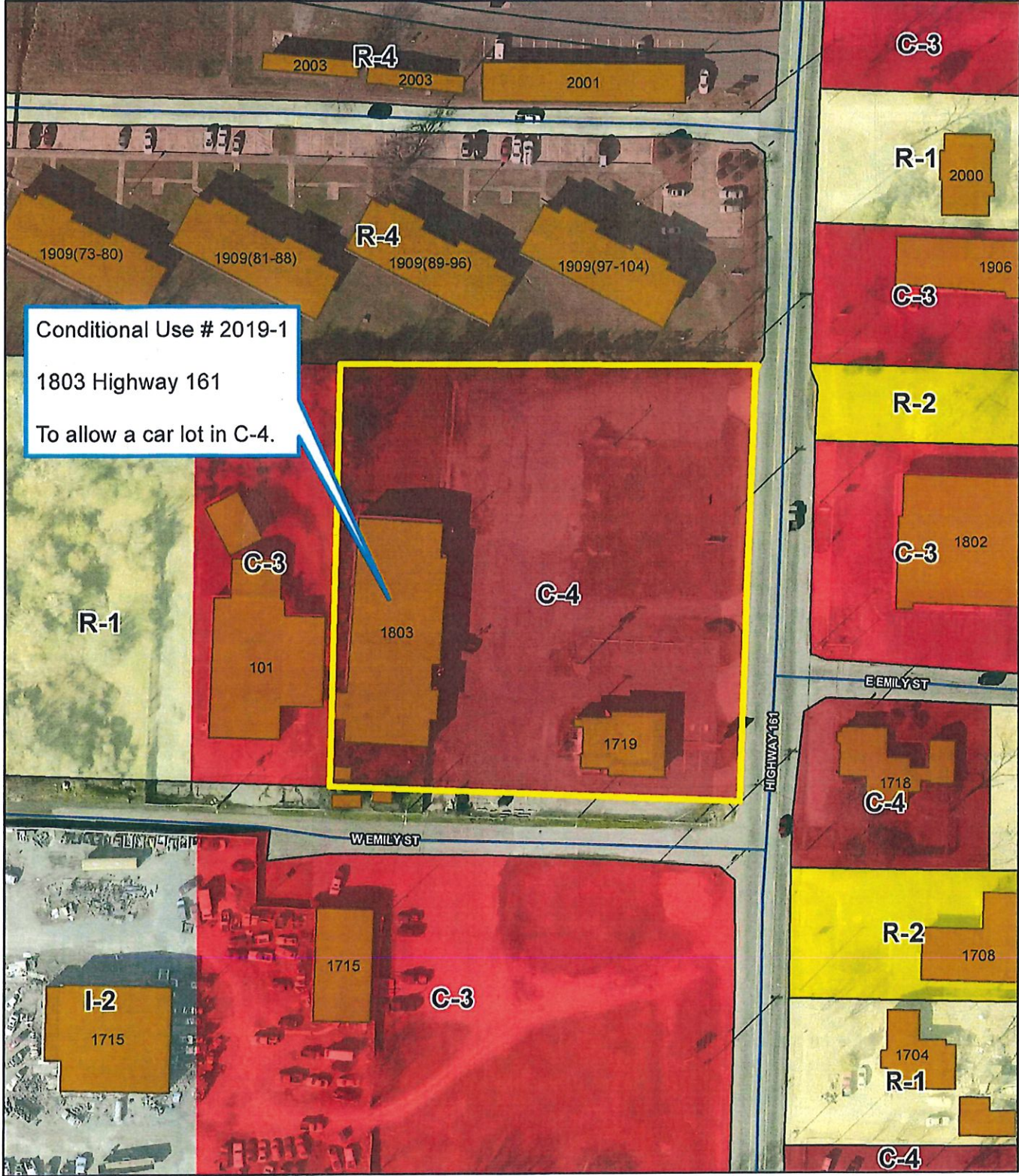
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

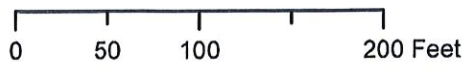
FILED	<u>11:00</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>5-7-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussey</u>			

Conditional Use # 2019-1



Zoning Map

1 inch = 100 feet



Conditional Use # 2019-1



10' x 20' portable storage building.

Fence

Allow 20 cars to be parked west of the new fence.

1803

4719

WEMILYST

HIGHWAY 161



Ortho Map

1 inch = 50 feet



Date: 4/25/2019

Map is not to survey accuracy