

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 8901 WHICH GRANTED A CONDITIONAL USE TO ALLOW METAL WORK AND CUSTOM FABRICATION IN A C-4 ZONE FOR PROPERTY LOCATED AT 1709 WEST 37TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance No. 8901, adopted April 10, 2017, granted a conditional use to allow metal work and custom fabrication in a C-4 zone for property at 1709 West 37th Street (See maps attached hereto collectively as Exhibit A); and

WHEREAS, the applicant is seeking an amendment to the conditional use set out in Ordinance 8901 to allow for a garage door on the front of the building, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 13, 2018.

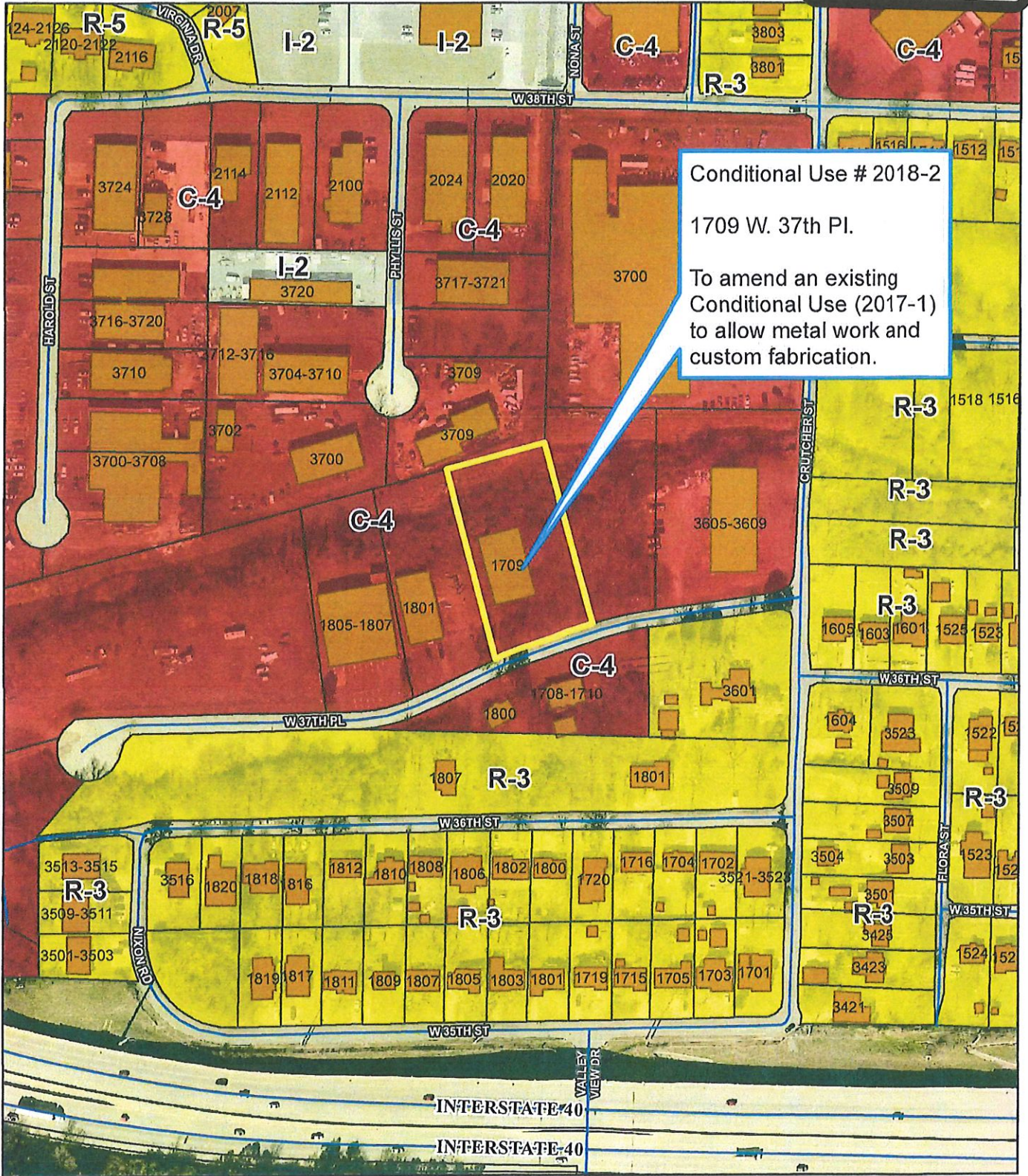
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Section 2 of Ordinance No. 8901 is hereby amended as follows:

Editor's Note: Deleted text denoted by ~~strikethrough~~.

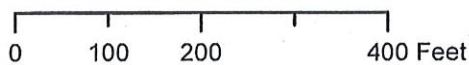
- a) Applicant/owner must meet all applicable Federal, State, County and City requirements.
- b) Applicant/owner must meet the requirements of the Site Plan Review Process.
- c) Garage doors are ~~not~~ allowed on the front of the building.
- d) Outdoor storage of materials is *not* allowed.
- e) Scrap metal dumpster will be located behind the building.
- f) Business license to be issued after Planning Staff confirmation of requirements.
- g) Applicant/owner 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.

Conditional Use # 2018-2



Zoning Map

1 inch = 200 feet

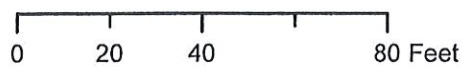


Conditional Use # 2018-2



Ortho Map

1 inch = 40 feet

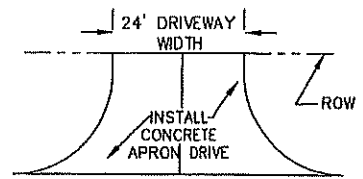
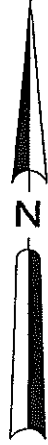


Date: 1/30/2018

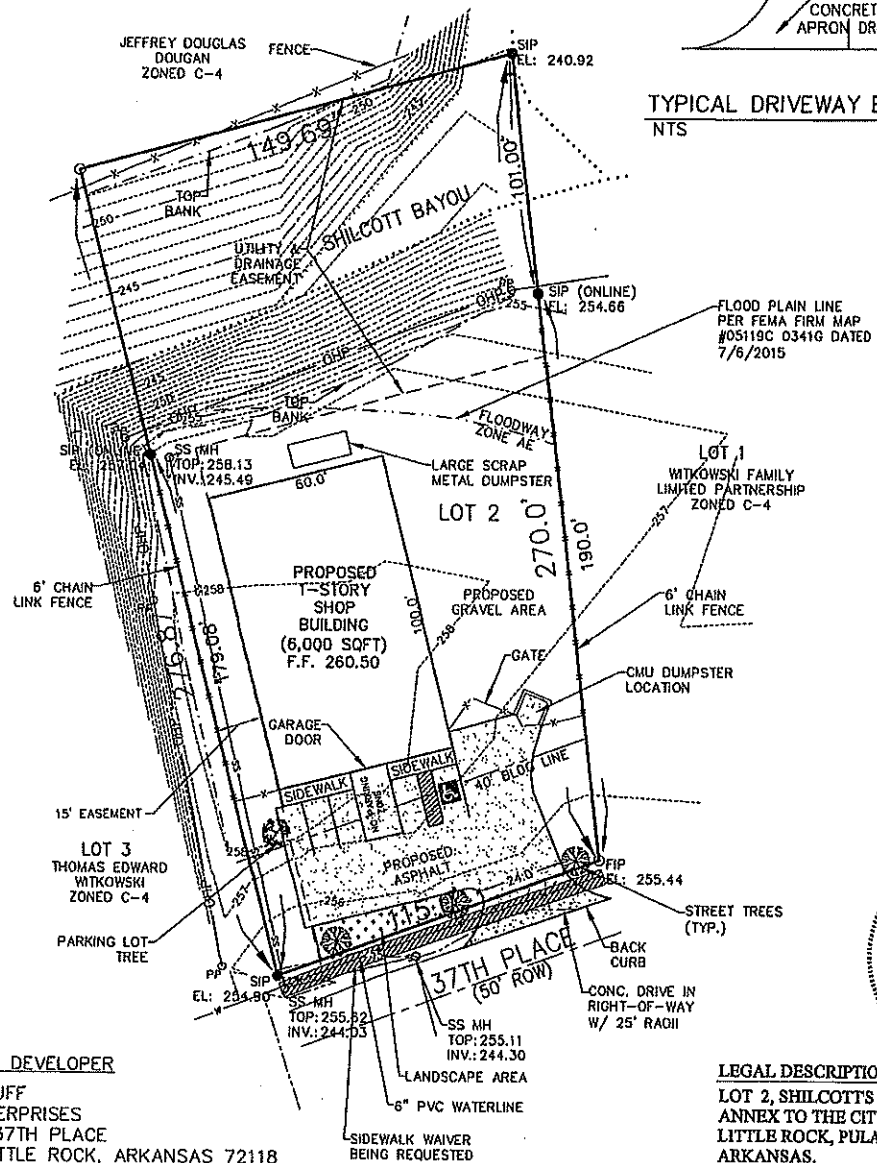
Map is not to survey accuracy

0 40' 80'

SCALE: 1"=40'



TYPICAL DRIVEWAY ENTRANCE PLAN NTS



OWNER & DEVELOPER
 BRYCE HUFF
 H&H ENTERPRISES
 1801 W. 37TH PLACE
 NORTH LITTLE ROCK, ARKANSAS 72118

LEGAL DESCRIPTION:
 LOT 2, SHILCOTT'S COMMERCIAL ANNEX TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

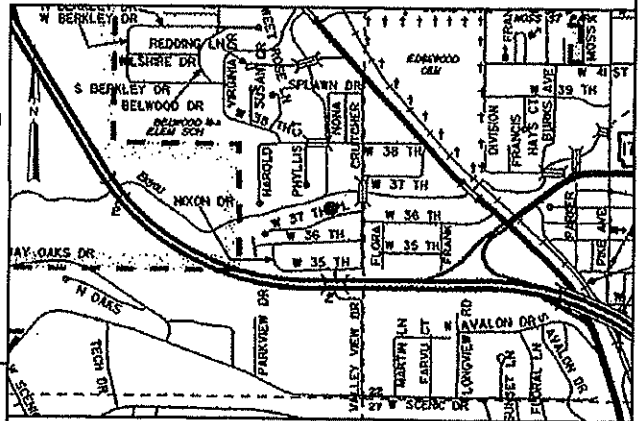
NOTES:

1. PROPERTY ZONED C-4
2. PROPERTY IS 0.82± ACRES.
3. NEAREST FIRE HYDRANT IS 128' SOUTHWEST OF THE SOUTHWEST CORNER OF THE PROPERTY LINE ON NORTH SIDE OF THE ROAD.
3. ALL FENCE TO BE 6' CHAIN LINK.

FLOOD STATEMENT:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C 0341 G DATED, JULY 6, 2016, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE AE & FLOODWAY AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN.

SITE PLAN REVIEW
 LOT 2, SHILCOTT'S COMMERCIAL ANNEX
 NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS



VICINITY MAP

DRAWN BY: JGB	DATE JAN. 24, 2017	JOB NUMBER 17-03
APPROVED BY: MPM	SCALE 1" = 40'	REVISION NUMBER



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