

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TIRE STORE IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2324 PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Ahmed Alshuga, 615 Northwest Avenue, El Dorado, AR 71730 seeking a special use of the herein described land to allow a tire store in a C-3 zone, which application was duly considered and approved (9 affirmative votes; 0 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 12, 2018.

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

SECTION 1: That a special use is hereby granted to allow a tire store in a C-3 zone for the subject real property located at 2324 Pike Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Lots 4 and 5, Block 1, Machins Addition to the City of North Little Rock, Pulaski County, Arkansas. (See maps attached hereto collectively as Exhibit A.)

SECTION 2: That this special use shall be subject to the conditions listed below:

1. Remove barbwire from fence.
2. Hours of operation 6 AM-8 PM, Monday - Sunday.
3. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.
4. 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 10 feet from the primary structure.
5. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.

6. Store no more than 100 tires per 1,500 square feet of inside storage space.
7. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
8. Vehicles are only to be repaired/maintained inside the building.
9. No auto repair other than those associated with removal/replacement of tires.
10. No outdoor PA/music permitted.
11. Applicant must meet all applicable Federal, State, County and City requirements.
12. Business license to be issued after Planning Staff confirmation of requirements.
13. Applicant/owner 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 ordinances 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: That it is hereby found and determined that the special use for the above-described lands to allow a tire store in a C-3 zone is a proper use for the property, is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth 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)

Joe A. Smith
Mayor Joe A. Smith *by AF*

ATTEST:

Diane Whitbey, City Clerk

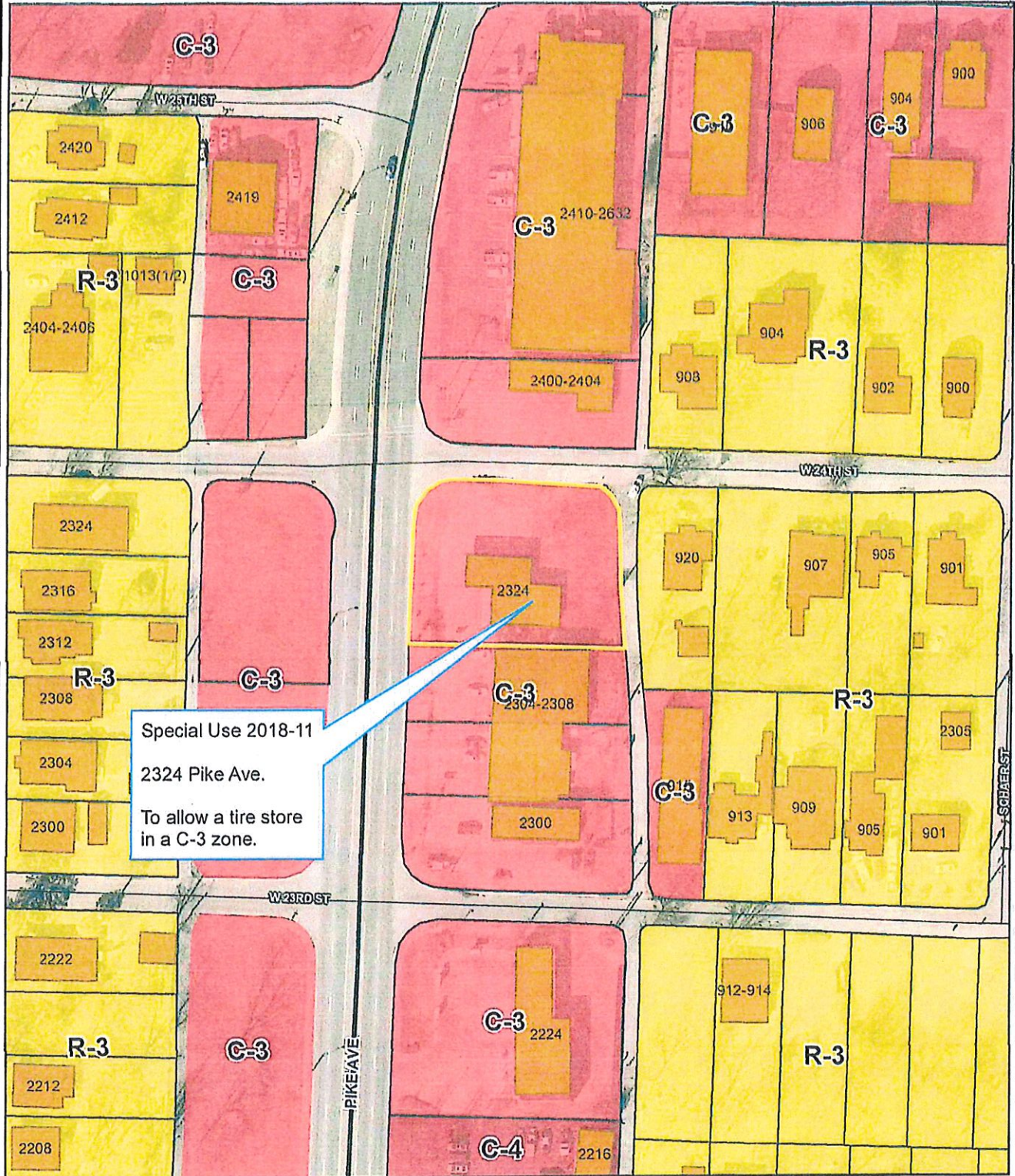
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED	<u>11:05</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>7-3-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

Special Use #2018-11



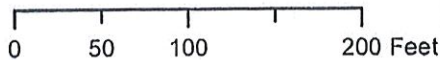
Special Use 2018-11
2324 Pike Ave.
To allow a tire store
in a C-3 zone.



Zoning Map

Date: 5/10/2018

1 inch = 100 feet



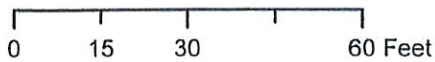
Not an actual survey

Special Use #2018-11



Ortho Map

1 inch = 30 feet



Date: 5/10/2018

Not an actual survey