

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN AUTO DETAILING AND AUTO SALES BUSINESS IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4314 EAST BROADWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Eric Watkins, 1708 East 46th Street, North Little Rock, AR 72117, seeking a conditional use of land located at 4314 East Broadway, which application was duly considered and denied (4 affirmative votes; 3 negative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on March 10, 2009.

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 an auto detailing and auto sales business in a C-3 zone for the subject real property located at 4314 East Broadway in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Block 28 and 29, John Atkins School Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

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

- (1) Applicant must meet all applicable Federal, State, County and City laws, regulations and requirements;
- (2) No wrecked or inoperable vehicles stored on site;
- (3) No outdoor detailing or repairing of vehicles;
- (4) Provide two driveways (24' wide) on front with raised island in center with landscaping;
- (5) Gravel all areas (except existing concrete areas) where cars are parked;
- (6) Provide a wood privacy fence within ten feet (10') of residential border or eight foot (8') tall shrub screen;
- (7) Any signage on lot to be commercially manufactured;
- (8) Vehicles for sale to be moved to rear yard security parking at night;
- (9) No more than ten (10) vehicles stored on lot at night;
- (10) Existing buildings to be painted;
- (11) Hours of operation to be Monday – Saturday, 8:30 a.m. to 9:00 p.m.;

- (12) Any parking lot lights to be shielded to avoid light into neighboring lots; and
- (13) A business license will not be issued until the North Little Rock Planning Department has confirmed all requirements have been met.

SECTION 3: 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 4: It is hereby found and determined that the conditional use of the above-described lands as provided for herein 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 Patrick H. Hays

SPONSOR
FOR CONSIDERATION ONLY:

ATTEST:

Alderman Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b