

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CONTRACTOR'S OFFICE, AUTO DETAIL SHOP AND AUTO REPAIR IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1201 PARKWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mrs. Amy Howard, 300 East 3rd Street, #501, Little Rock, AR 72201, seeking a conditional use of the land herein described, which application was duly considered and approved (6 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on November 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 a contractor's office, auto detail shop and auto repair in a C-3 zone for the subject real property located at 1201 Parkway in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Lot 1, Homer Graham Addition to 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) Provide 5' painted pedestrian way along road connecting the sidewalks at each side of the property;
- (3) Allow existing fencing and meet the requirements of the screening ordinance;
- (4) Meet the requirements set by the Site Plan Review process;
- (5) No outside storage of materials permitted;
- (6) No pole sign permitted;
- (7) No electronic changeable copy sign permitted;
- (8) Interior fence gates to meet Fire Marshal's requirements on access;
- (9) Repair asphalt to improve drainage;
- (10) No wrecked vehicles to be kept on the lot;
- (11) No outside storage of vehicles overnight;
- (12) No outside speaker system or music permitted;

- (13) Hours of operation for minor auto repair and detail shop to be 8:00 a.m. – 6:00 p.m.;
- (14) Any lot lighting shall not overflow onto neighboring properties;
- (15) Auto repair activities limited to activities allowed under “minor” auto repair definition; and
- (16) 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

SPONSORS:

ATTEST:

Alderman Cary Gaines

Diane Whitbey, City Clerk

Alderman Sam Baggett

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b