

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 10101 HIGHWAY 70 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-2 TO C-4 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; GRANTING A CONDITIONAL USE TO ALLOW TRAILER SALES IN A C-4 ZONE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by John Staton & Randy Staton, 10120 Highway 70, North Little Rock, AR 72117, seeking a zoning reclassification and a conditional use of the herein described land, located outside the North Little Rock city limits but within the City's planning jurisdiction, to allow trailer sales (see proposal to North Little Rock City Council members attached hereto as Exhibit A), which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 10, 2019.

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

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain lands from R-2 to C-4 classification with said property located 10101 Highway 70 in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the West ½ Northeast ¼ Section 26, Township 2 North, Range 11 West of the Fifth Principal Meridian, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the point of intersection of the West line of the NE ¼, Section 26, Township 2 North, Range 11 West with the South right-of-way line of the Chicago, Rock Island and Pacific Railroad; thence South 01 degrees 07 minutes 36 seconds West 1214.05 feet (1213.60 feet deed) along said West line to a point on the North right-of-way line of U.S. Highway No. 70; thence North 63 degrees 28 minutes 27 seconds East 677.65 feet along said North right-of-way line to the point of beginning; thence continue along said North line North 63 degrees 28 minutes 27 seconds East 288.76 feet to a point; thence North 02 degrees 38 minutes 57 seconds East 909.82 feet (909.88 feet deed) to a point on the South right-of-way line of the Chicago, Rock Island and Pacific Railroad; thence South 81 degrees 50 minutes 28 seconds West 252.24 feet along said South line to a point; thence South 02 degrees 53 minutes 55 seconds West 1003.29 feet and parallel to the West wall of an existing metal building to the point of beginning (See maps attached hereto as Exhibit B).

SECTION 2: That a conditional use is approved to allow for trailer sales in a C-4 zone for the herein described property subject to the following:

1. Allow 6 foot chain-link fence on side yards.
2. Allow front yard chain-link fence.
3. Front gate to be minimum 70 foot back from the pavement of the road.
4. At the entrance of the property, meet the State Highway Department's requirements regarding a concrete pad.
5. Any structures on the lot shall meet all applicable Federal, State, and County requirements.
6. A business license to be issued after planning Staff confirmation of requirements.
7. Business license holder 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.

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 provisions 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 the City benefits from commercial development within its boundaries, that the rezoning and conditional use of the above-described land as provided for herein to allow trailer sales will not be detrimental to or interfere with other occupants in the area and is immediately necessary in order to insure the proper and orderly growth 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:

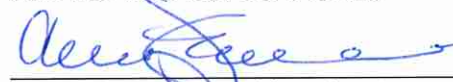
ATTEST:



Mayor Joe A. Smith *by AT*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED 11:20 A.M. _____ P.M.

By A. Fields

DATE 10-8-19

**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**





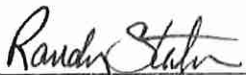
July 15, 2019

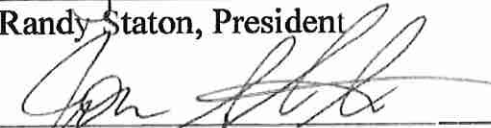
To: North Little Rock City Council Members

PROPOSAL

We respectfully submit the following proposal for your consideration:

1. We plan to develop the land located at 10101 Highway 70, North Little Rock, AR 72117 for the purpose of:
 - A. Parking Trailers for Sale
 - B. Selling trailers at that location
2. The purpose and plan of the existing structure is to be used as office space for sales personnel to conduct the trailer sales business.


Randy Staton, President


Jon Staton, Vice President

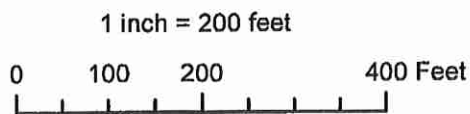


Rezone Case #2019-11 & Conditional Use #2019-14

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EXHIBIT

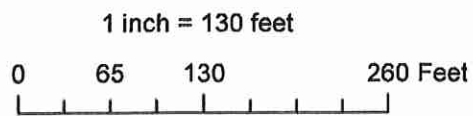
B.



Date: 7/16/2019



Rezone Case #2019-11 & Conditional Use #2019-14



Date: 7/16/2019

