

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A CAR SALES LOT IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1201 PARKWAY DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Sanford Frazier and Terrell Sanders, 5608 Ridgewood Drive, North Little Rock, AR 72118, seeking a special use of the herein described land to allow a car sales lot, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 9, 2017.

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 car sales lot in a C-3 zone for the subject real property located at 1201 Parkway Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Lot 1, Block 0, Graham Homer I. Rep in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" attached hereto.)

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

- a) Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
- b) The special use for a car sales lot is limited to the front property line to the rear building line of the southern building as shown on the drawing attached hereto as Exhibit "C".
- c) Hours of operation to be 8:00 AM – 8:00 PM, Monday – Saturday.
- d) Six foot (6') wood privacy fence to be installed on the west side of the property, not to be closer than twenty-five (25) feet from the front property line.
- e) Fences shall not be allowed in the front yard of the vehicle sales lot, except as mandated under Article 15 of the Zoning Ordinance.
- f) Six foot (6') wood privacy fence is required when the vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
- g) Existing fences located in the front yard of the vehicle sales lot shall be removed, *unless* required when adjacent to residential use [see (f) above].

- h) The vehicle sales lot shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
- i) There shall be a ratio of one (1) vehicle per every 450 square feet of open lot area. This allows for forty-two (42) vehicles on the lot. This ratio shall include sales, employee and customer vehicles. The open lot area does not include any structures.
- j) All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
- k) Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
- l) All signage shall meet the requirements of Article 14 of the Zoning Ordinance.
- m) The vehicle sales lot shall not store inoperable or wrecked vehicles, nor any parts thereof, pursuant to the terms defined under North Little Rock Municipal Code Chapter 8, Property Maintenance and Nuisance Abatement.
- n) The vehicle sales lot shall be maintained at all times.
- o) Sales vehicles shall be locked and secured after business hours.
- p) Sales vehicles shall not be used as storage.
- q) Business license to be issued after Planning Staff confirmation of requirements.
- r) Business license holder 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: It is hereby found and determined that the special use for the above-described lands to allow a car sales lot is a proper use for the property, will not be detrimental to or interfere 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:

Ron Harris
Alderman Ron Harris

ATTEST:

Diane Whitbey
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

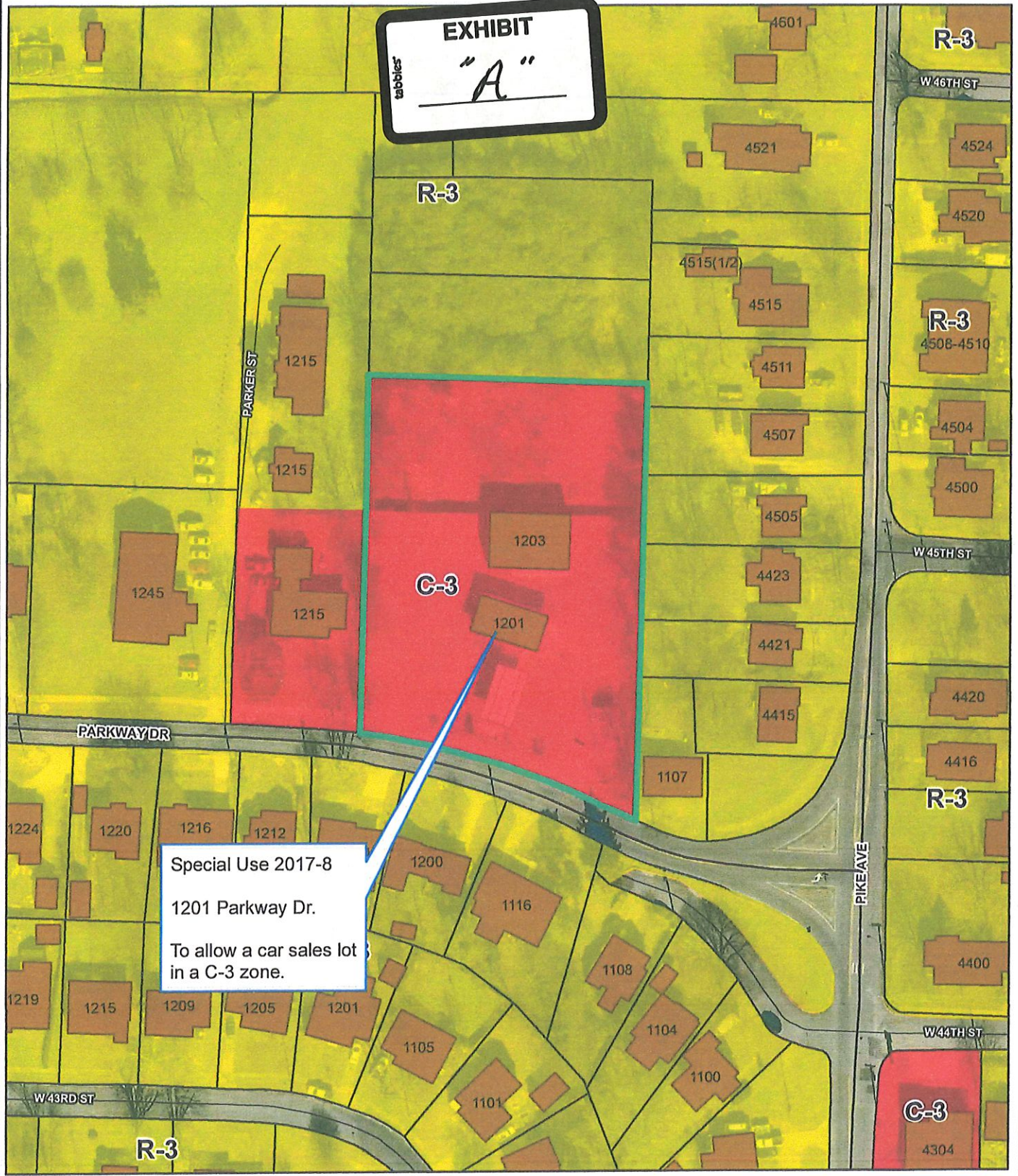
C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>10:55</u> A.M.	_____ P.M.
By	<u>J. Carter, City Attorney</u>	
DATE	<u>6/6/17</u>	
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas		
RECEIVED BY	<u>[Signature]</u>	

Special Use #2017-8

EXHIBIT
tabbies
"A"

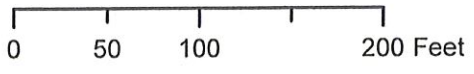


Special Use 2017-8
1201 Parkway Dr.
To allow a car sales lot
in a C-3 zone.



Zoning Map

1 inch = 100 feet



Date: 4/14/2017

Not an actual survey

Special Use #2017-8

EXHIBIT
"B"

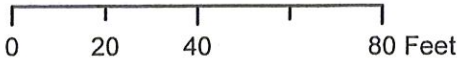


19185 Square Feet
Special Use for car sales
limited to this area.



OrthoMap

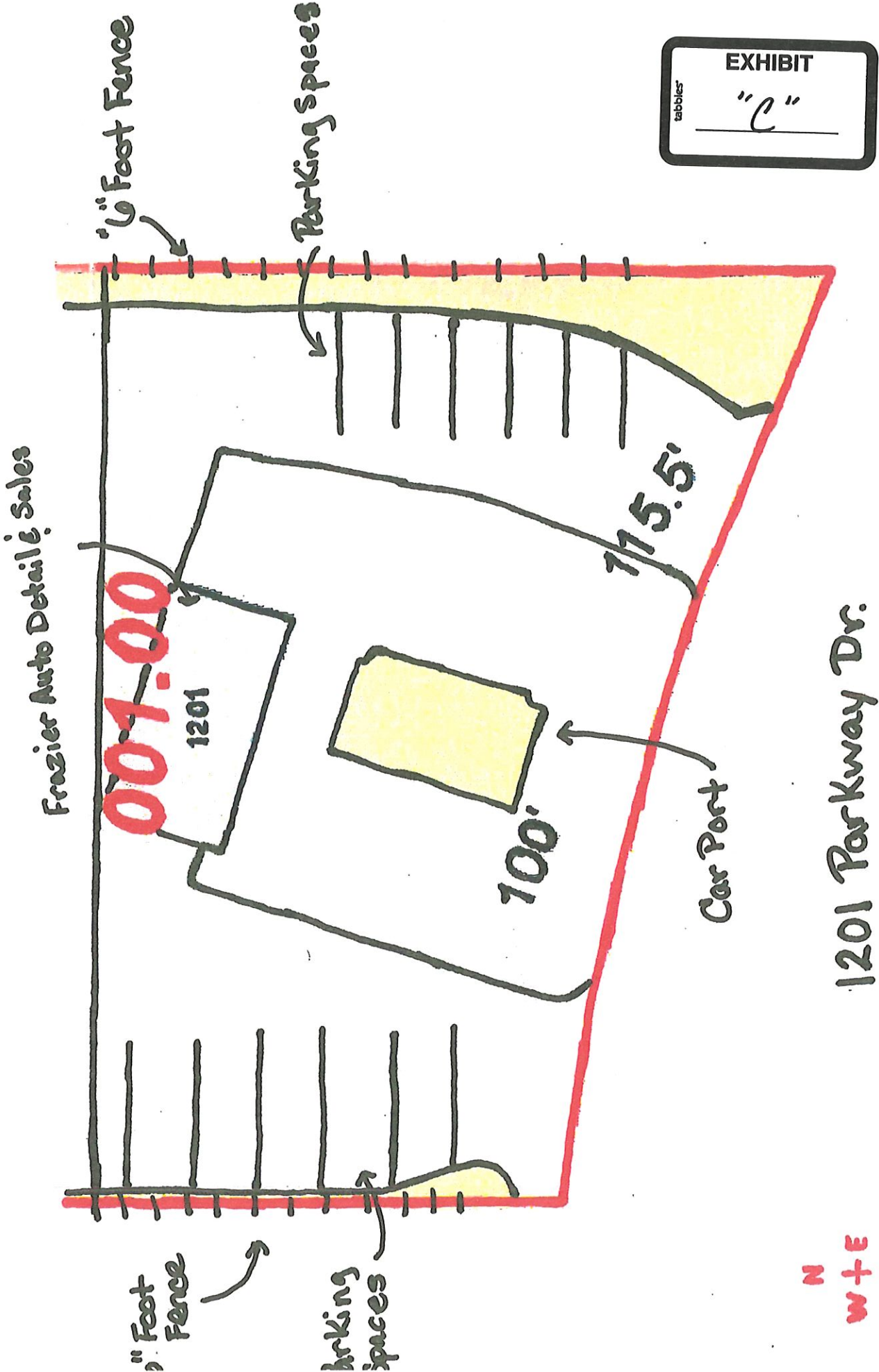
1 inch = 40 feet



Date: 4/25/2017

Not an actual survey

EXHIBIT
"C"



N
W + E
S