

ORDINANCE NO \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW OUTDOOR AUTO STORAGE IN AN I-1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7303 HIGHWAY 70 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Mr. Jeff Hooker, 42 Duclair Ct., Little Rock, AR 72223, to allow outdoor auto storage, 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 12, 2017.

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 outdoor auto storage in an I-1 zone for the subject real property located at 7303 Highway 70 in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1, Maverick Commercial 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:

- a) Applicant/ownert shall meet all applicable Federal, State, County and City requirements and codes.
- b) Allow a towing/wrecker service in an I-1 zone.
- c) Allow outdoor storage of vehicles.
- d) Office hours will be 7:00 a.m. – 7:00 p.m., Monday – Sunday.
- e) Towing/wrecker service hours are 24 hours a day.
- f) Allow three (3) strands of barb wire, facing inward or upward on any fence located on a property line. Internal fences may face outward.
- g) Total height of fence (including barb wire) shall not exceed eight (8) feet in rear yard and six (6) feet in side yard.
- h) Buffer at rear of property to be opaque, either as the existing landscaped buffer or an opaque fence.
- i) Any gates to be approved by the Fire Marshal.
- j) Any wrecked vehicles to be located behind an opaque fence.
- k) Allow a night watchman's quarters.
- l) Allow existing dorm rooms as temporary overnight living quarters. If dorm rooms are utilized, they must meet Fire Marshal's requirements.
- m) Business license to be issued after Planning Staff confirmation of requirements.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 a towing/wrecker service is compatible with other businesses in the area and that the conditional use of the above-described land is immediately necessary in order to insure the proper and orderly growth and development 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:

Linda Robinson

Council Member Linda Robinson

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter

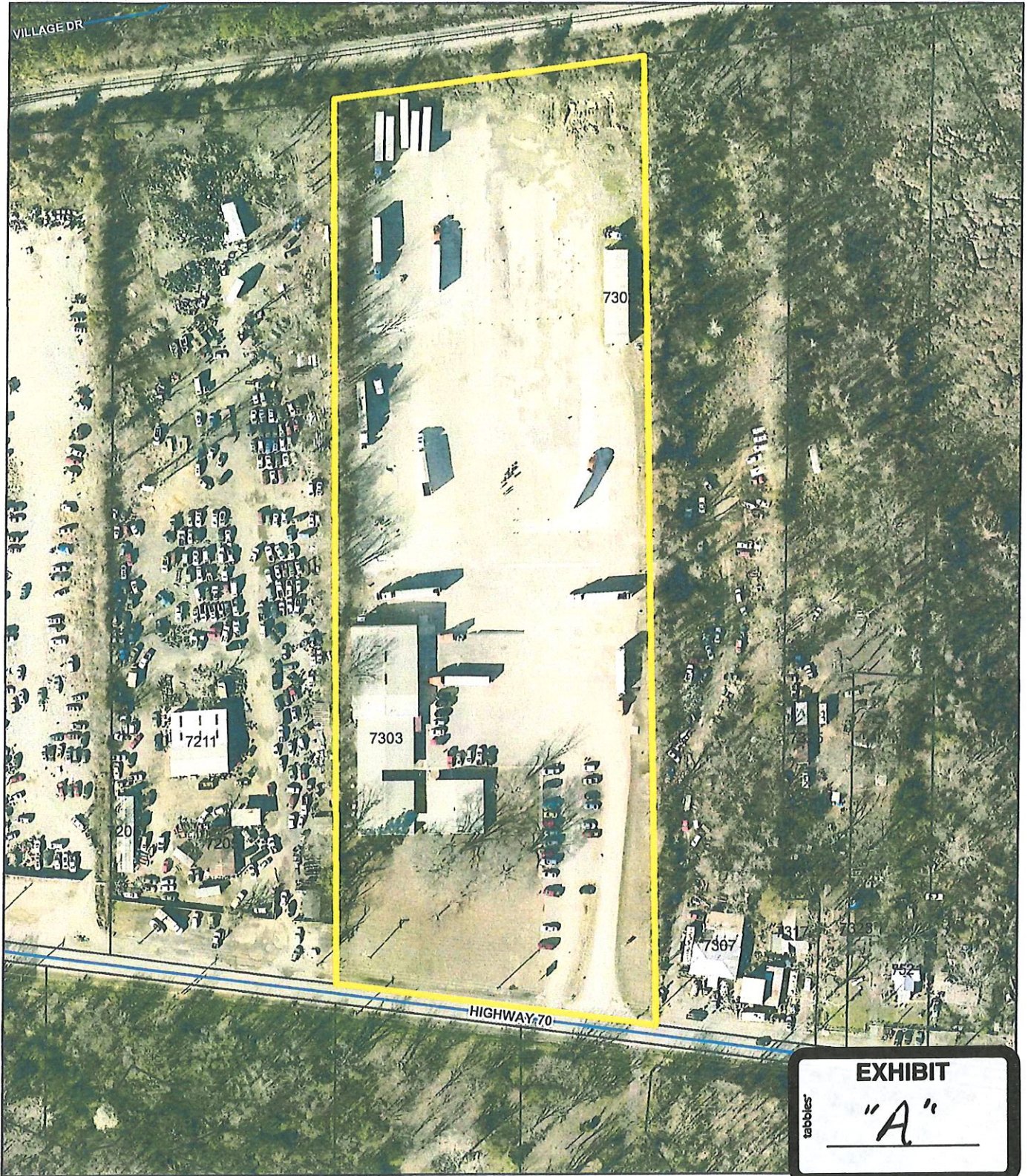
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED <u>11:30</u> A.M. _____ P.M.
By <u>Amy Fields</u>
DATE <u>9-19-17</u>
<b>Diane Whitbey, City Clerk and Collector</b> <b>North Little Rock, Arkansas</b>
RECEIVED BY <u>[Signature]</u>

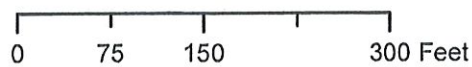


# Conditional Use # 2017-7



Ortho Map

1 inch = 150 feet



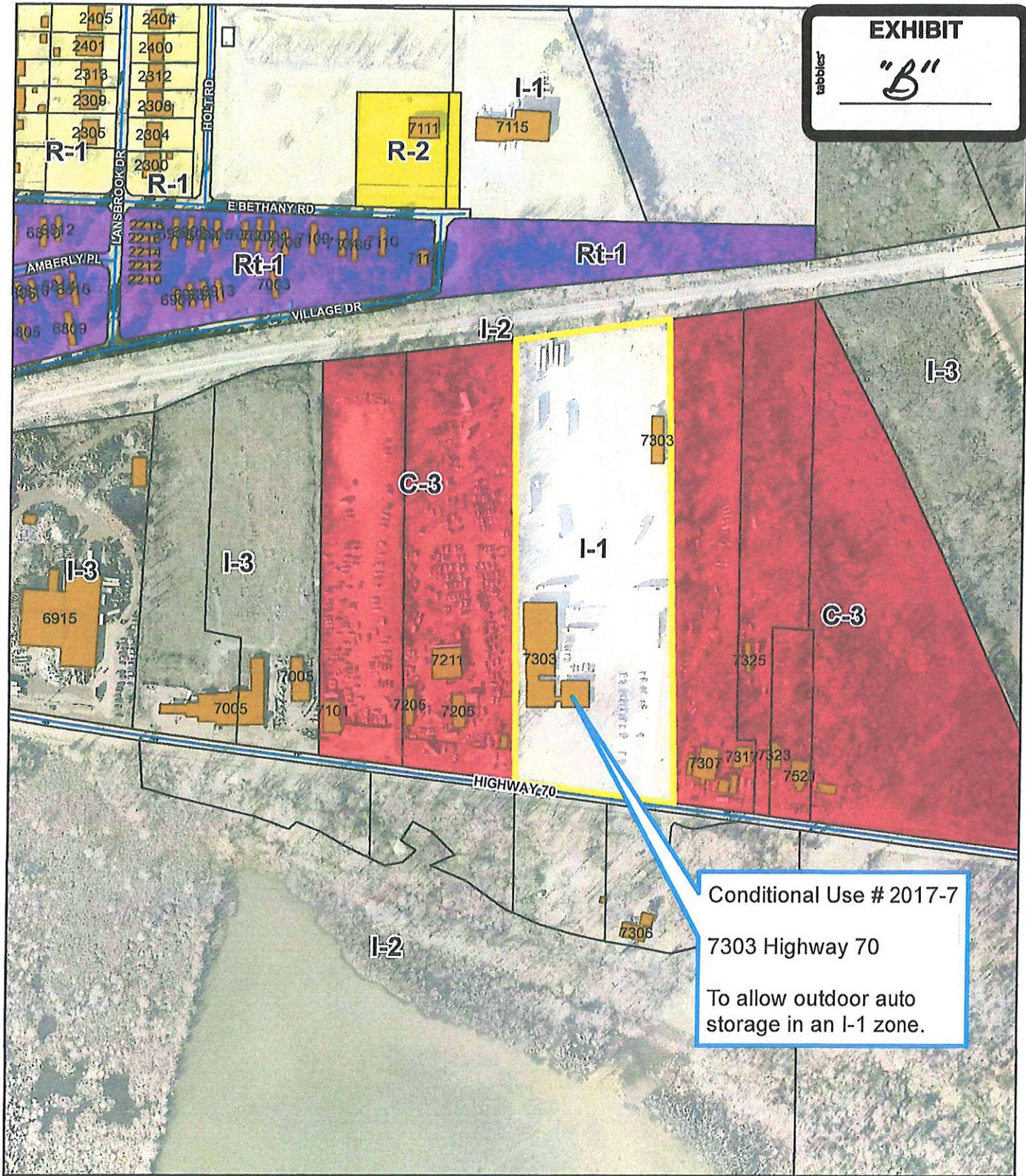
Date: 7/27/2017

Map is not to survey accuracy

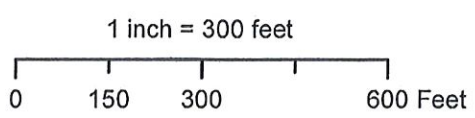


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EXHIBIT  
"B"



Zoning Map



Date: 7/27/2017

Map is not to survey accuracy