

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

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CONTRACTOR'S OFFICE WITH OUTDOOR STORAGE IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3100 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Code 3 Services LLC, P.O. Box 10278, El Dorado, Arkansas 71730, seeking a conditional use for property located at 3100 East Broadway Street to allow a contractor's office with outdoor storage, which application was duly considered and approved (8 affirmative votes, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on November 12, 2019.

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 with outdoor storage in a C-4 zone for the subject real property located at 3100 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

That part of the South 1/2, Section 31, Township 2 North, Range 11 West, Pulaski County, Arkansas, described as: Beginning at the Southwest corner of Section 31; thence run East 939.5 feet; thence North 357.26 feet for the Point of Beginning; thence run South 88 degrees 19 minutes East 225.22 feet; thence North 27 0.66 feet to the South side of the existing right of way of East Third Street in North Little Rock; thence North 86 degrees 38 minutes West along South side of said existing right of way of East Third Street, 225.38 feet; thence South 277.26 feet to the Point of Beginning. LESS AND EXCEPT that portion of subject property deeded to the Arkansas State Highway Commission, as set out in Warranty Deed filed for record January 26, 2006 as Instrument Number 2006006741, records of Pulaski County, Arkansas. AND subject to reservation of an Easement through subject property as set out in Warranty Deed filed for record May 31, 1945 in Deed Book 315 Page 264, records of Pulaski County, Arkansas. (See maps attached hereto collectively as Exhibit A).

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

1. Hours of operation: 24 hours a day, 7 days a week.
2. Wood privacy fence required.
3. Equipment and materials storage restricted to behind wood privacy fence.
4. Provide 3 street trees along East Broadway.
5. Applicant must meet all Federal, State, County, and City requirements and codes.
6. Business license to be issued after Planning Staff confirmation of requirements.

7. Applicant/owner 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 Electrical Power Meter.

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 contractor's office with outdoor storage as described herein 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:

Maurice Taylor

Council Member Maurice Taylor

Diane Whitbey  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

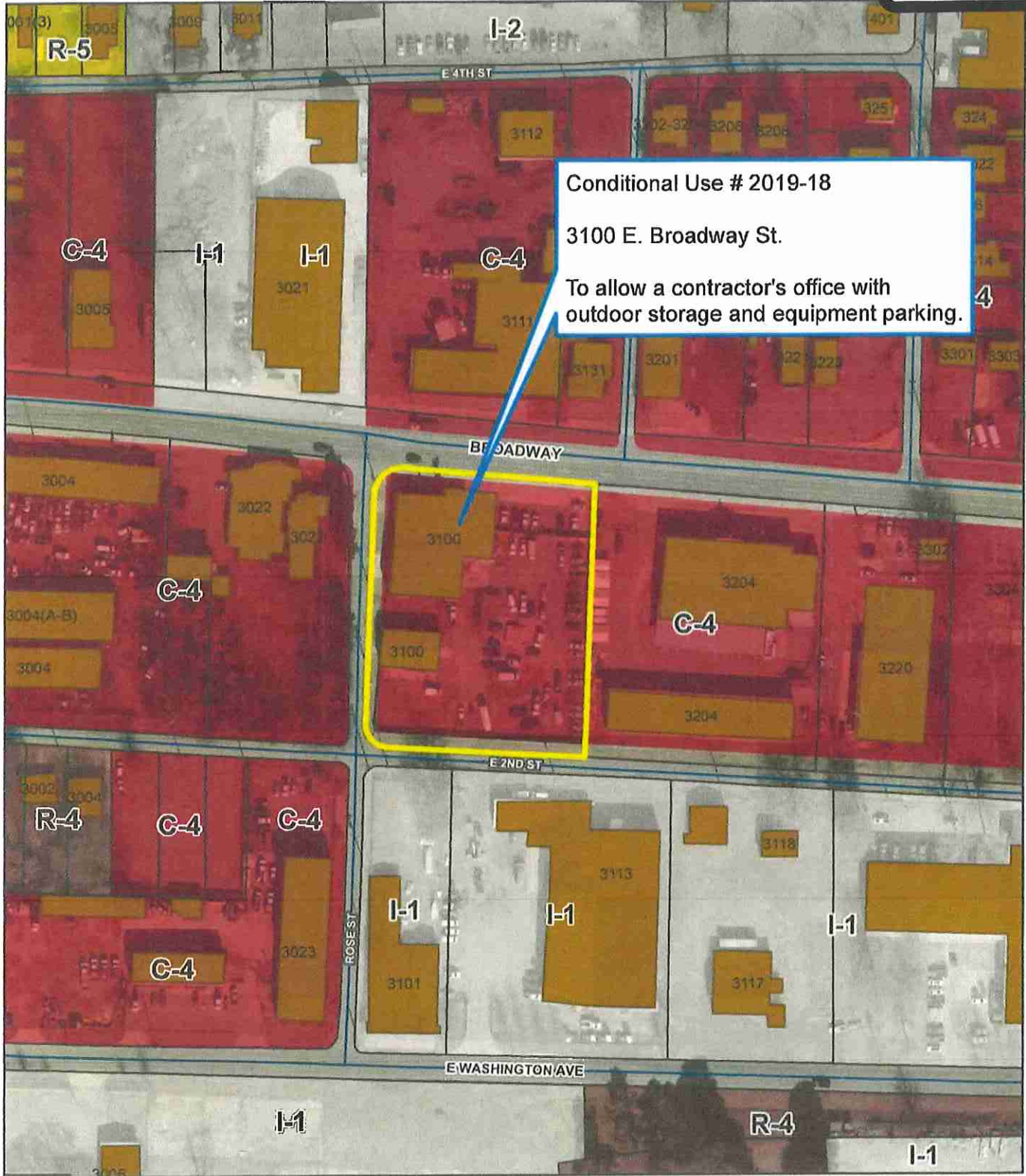
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:05</u>	A.M.	_____	P.M.
By	<u>Asst City Atty Fleming</u>			
DATE	<u>12-17-19</u>			
<b>Diane Whitbey, City Clerk and Collector</b>				
<b>North Little Rock, Arkansas</b>				
RECEIVED BY	<u>H. Thomas</u>			

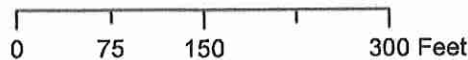
# Conditional Use # 2019-18

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Zoning Map

1 inch = 150 feet



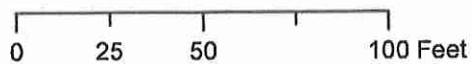


# Conditional Use # 2019-18



Ortho Map

1 inch = 50 feet



Date: 9/23/2019

Map is not to survey accuracy