

ORDINANCE NO. _____

AN ORDINANCE ALLOWING A SPECIAL USE FOR A DAYCARE CENTER AND ADULT EDUCATION CENTER IN A C-1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5800 ALPHA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Andrew Rodgers, 320 North Locust Street, North Little Rock, Arkansas 72114, seeking a special use of said land, which application was unanimously considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on December 11, 2018.

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

SECTION 1. That a special use is granted for a daycare center and an adult education center in a C-1 zone for the subject real property being more particularly described as:

PT FRL NW SW BEG NE COR OF SP GR 2431 TH W'LY ON NLN OF GR 388' TO ITS INTERS WITH SLN OF SEC 33 TH N ON WLN OF SEC 33 105' TO NR/W OF AP&L TRANS LN TO BEG TH N ON WLN OF SEC 33 887.33' TO NW COR OF FRL SW SEC 33 E ON NLN OF FRL NW 688' S PAR TO WLN OF SEC 33 978' TO PT ON NLN OF 70' ESMT RD TH WITH INTERIOR ANGLE OF 79*6'W'LY ON NLN OF ESMT 265' TO PT ON DIVIDING LN BETWEEN GR 2431 & 2418 PRODUCED N'LY TH W INTERIOR ANGLE OF 264*00*S'LY 70.2' WITH INTERIOR ANGLE OF 96*W'LY 225' THW'LY ON NR/W OF AP&L TRANS LN 172' TO BEG 33-2N-11W IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. (See maps attached hereto collectively as Exhibit A.)

SECTION 2. That this special use shall be subject to the following conditions:

1. Daycare hours of operation: 24 hours a day, 7 days a week.
2. Playground to be directly accessed from the building.
3. Playground to have an emergency exit facing away from the building.
4. Playground fence to be 6' wood privacy fence.
5. Parking lot to be re-stripped. Before re-stripping, an accurate and detailed parking re-stripping plan to be approved by City engineer. Business license not to be issued until after the parking lot is re-stripped according to the approved plan.
6. 20 parking lot spaces in rear of the building to allow for a maximum of 60 adult students or 1 parking spot required for every 3 students.
7. Applicant must meet all applicable Federal, State, County, and City requirements.
8. Business license to be issued after Planning Staff confirmation of requirements.

9. Playground to meet DHS and City of North Little Rock requirements for playground surface and equipment.
10. All daycare centers/home daycares shall perform a sex offender residence check through the North Little Rock Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center/home daycare facility.
11. Applicant/owner 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 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 on the date set forth below.

PASSED:

APPROVED:

Mayor Joe A. Smith


SPONSOR

ATTEST:



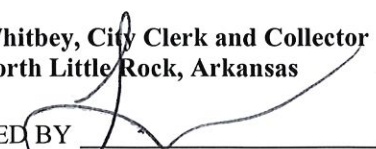
Council Member Linda Robinson *by AT* Diane Whitbey, City Clerk

APPROVED AS TO FORM:

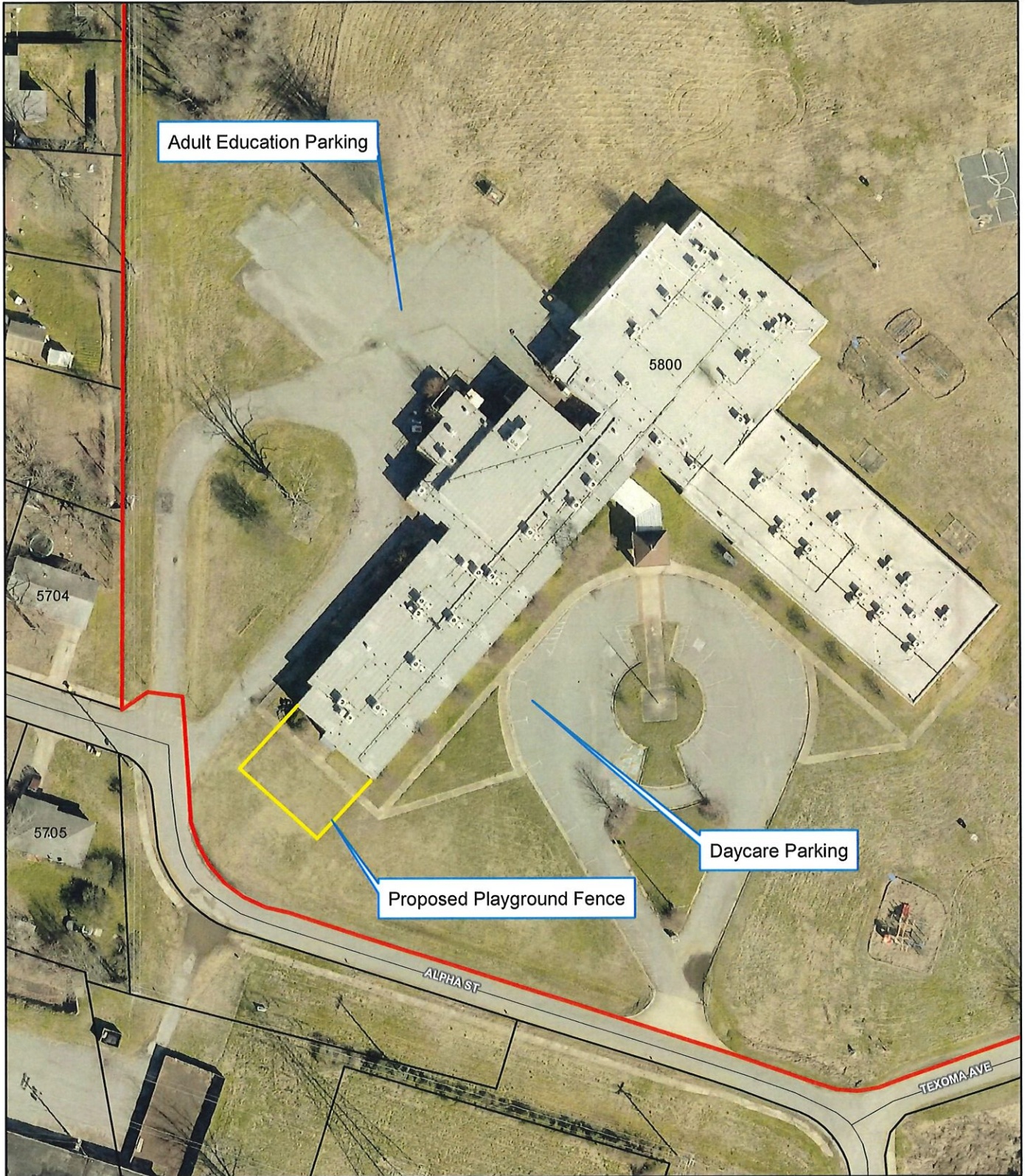


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

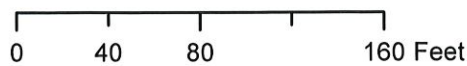
FILED	11:28	A.M.	_____	P.M.
By	Amy Fields, CA			
DATE	3-19-19			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

Special Use #2018-15



Ortho Map

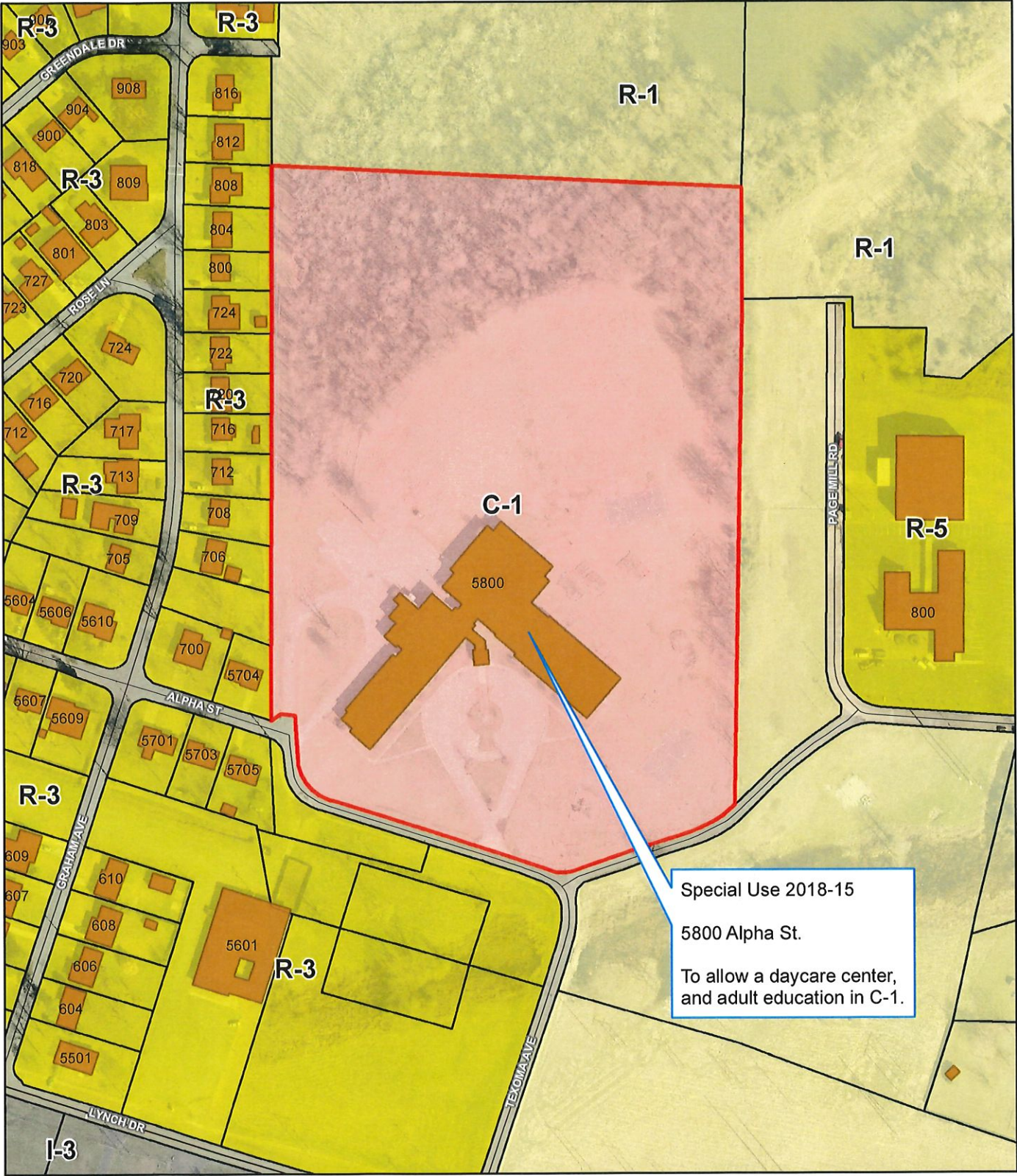
1 inch = 80 feet



Date: 3/5/2019

Not an actual survey

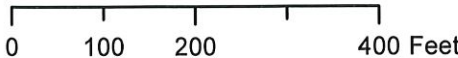
Special Use #2018-15



Zoning Map

Date: 3/5/2019

1 inch = 200 feet



Not an actual survey