

O-16-69

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CAR SALES LOT IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7323 COCK OF THE WALK LANE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Warren Robinette, Presidential Conversions, 2887 N. College Avenue, Suite B, Fayetteville, AR 72703, seeking a conditional use of said land to allow a car sales lot, 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 October 11, 2016.

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

SECTION 1: That a conditional use is hereby granted to allow an automobile sales lot in a C-4 zone for the subject real property located at 7323 Young Road in the City of North Little Rock, being more particularly described as:

Lot 2, Block 0, Cock of the Walk Subdivision in 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 conditions listed below:

- a) Fences shall not be allowed in the front yard of the vehicle sales lot, except as mandated under Article 15 hereof.
- b) Existing fences located in the front yard of the vehicle sales lot shall be removed, unless required when adjacent to residential use.
- c) A six (6) foot wood privacy fence shall be required when a vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
- d) Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
- e) There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio allows a total of 23 vehicles in the front of the building and shall include sales, employee, and customer vehicles. Open lot area does not include any structures.

- f) 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.
- g) 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.
- h) All signage shall meet the requirements of Article 14 of the zoning ordinance.
- i) No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
- j) Vehicle sales lot shall be maintained at all times.
- k) Sales vehicles shall be locked and secured after business hours.
- l) Sales vehicles shall not be used as storage.
- m) Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
- n) A Business License shall be issued after the Planning Staff has confirmed compliance with requirements.
- o) The Business License holder understands that failure to comply with these to conditions may result in loss of the Conditional Use 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 a vehicle sales lot 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

SPONSORS:

Steve Baxter
Alderman Steve Baxter *m-bm*

Bruce Foutch
Alderman Bruce Foutch *m-bm*

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney *m-bm*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

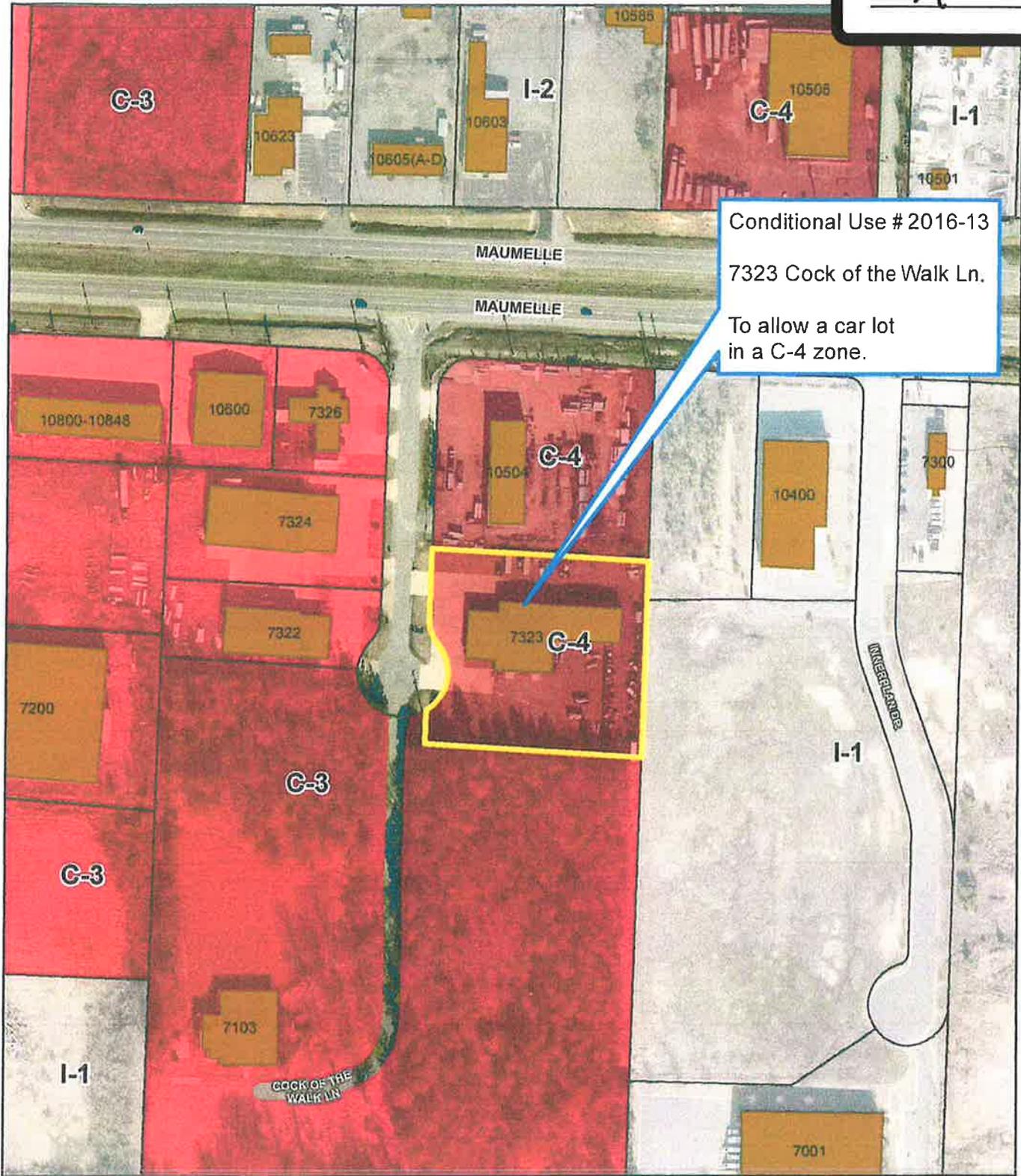
ATTEST:

Diane Whitbey, City Clerk

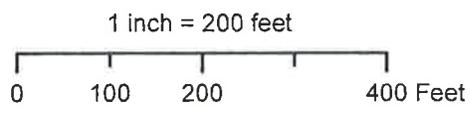
FILED	<u>10:54</u>	A.M.	_____	P.M.
By	<u>Asst City Atty Miller</u>			
DATE	<u>10/18/16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>D. Miller</u>			

Conditional Use # 2016-13

EXHIBIT
"A"



Zoning Map

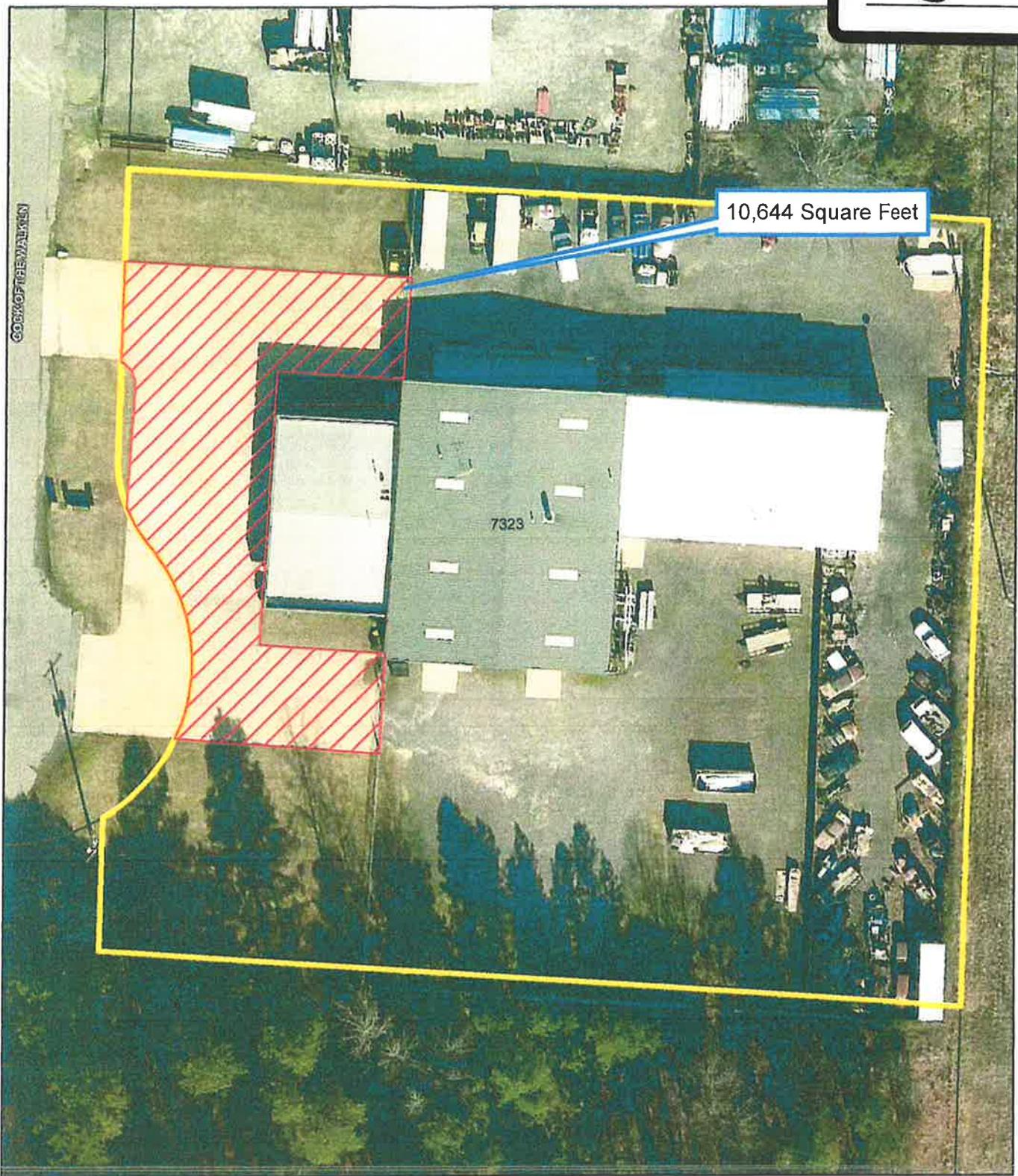


Date: 8/17/2016

Map is not to survey accuracy

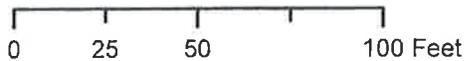
Conditional Use # 2016-13

EXHIBIT
"B"



Ortho Map

1 inch = 50 feet



$$10644 \div 450 = 23$$



Date: 8/31/2016

Map is not to survey accuracy