O-20-29

**ORDINANCE NO. ____**

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A FOOD TRUCK COURT IN A C-PH ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3623 JOHN F. KENNEDY BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Joy Evans, 30 Sheraton Oaks Drive, Sherwood, Arkansas 72120, seeking a conditional use for property located at 3623 John F. Kennedy Boulevard to allow a food truck court, 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 February 11, 2020.

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 food truck court in a C-PH zone for the subject real property located at 3623 John F. Kennedy Boulevard in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 24, Block 25, Park Hill Addition, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively as Exhibit A).

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

1. Food truck court shall provide on-site sanitary restroom facilities. Temporary portable restrooms do not meet this requirement.
2. Food truck court shall be allowed to operate between the hours of 7am and 10pm. No outdoor music after 8pm.
3. Food truck court shall provide per food truck a minimum of 900 square feet of open area which shall be located on a hard surface paving (asphalt or concrete).
4. The north 24' wide entrance on JFK is to be closed to improve pedestrian conditions with temporary material such as planters, pavers, and wheel stops.
5. Above ground utility connections shall not interfere with pedestrian or vehicular safety and shall not be located in customer service areas or customer parking areas.
6. All electrical improvements must comply with North Little Rock Electric requirements.
7. No wastewater may be discharged in the storm water drain.
8. Food truck court shall not allow hoses, cords and/or other apparatus across a pedestrian or vehicular pathway.
9. Food truck court shall not allow the operation of any generators at the site.
10. Food truck court shall furnish a minimum of one (1) trash receptacle to be located no more than ten (10) feet from each food truck.

11. Food truck court shall clean the site of all litter produced by the food truck at the close of business each day of operation.
12. Due to parking lease agreement across West G Avenue, food truck court shall provide sufficient off-street customer parking for two (2) vehicles per food truck instead of three (3).
13. Provide a City Engineer approved parking plan.
14. Food truck court shall make site improvements which include: paving, striping for parking spaces and/or driving lanes and the designation of required handicapped parking spaces.
15. Food truck court shall not allow food trucks to be parked, stored or left onsite for more than one week.
16. Food truck court shall conduct their business in such a manner as not to restrict or interfere with the ingress or egress of abutting property owners or tenants, create a nuisance, increase traffic congestion or delay, constitute a hazard to traffic, life, or property or obstruct adequate access to emergency services.
17. Food truck court shall not allow food trucks to have a drive-thru window.
18. Food truck court shall not allow food trucks to sell anything other than food and nonalcoholic beverages.
19. Food truck court shall not allow food trucks to discharge any waste used in the operation of the food truck.
20. In order to meet the minimum parking requirements, provide and maintain written lease agreement with property owner across West G Avenue for use of that property's parking lot. A copy of the agreement is to be provided with the legislation request to City Council and providing each year when renewing the business license.
21. If a dumpster is added on site, a masonry screen is required.
22. Meet Central Arkansas Water requirement for the installation of an approved reduced pressure zone backflow preventer assembly (RPZ).
23. Allow outdoor seating in the 15' x 25' area hatched area on the development plan.
24. Provide on-site informational sign directing customers to the overflow parking lot across G Ave.
25. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
26. Business license to be issued after Planning Staff confirmation of requirements.
27. Business license holder 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 Electric 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 food truck court as described herein is compatible with other businesses in the area and that the conditional use 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:

Council Member Beth White

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED 10:50 A.M. _____ P.M.
By A. Fields
DATE 2-18-20
**Diane Whitbey, City Clerk and Collector**
**North Little Rock, Arkansas**
RECEIVED BY S. Usser

# Conditional Use # 2020-01

Ortho Map

1 inch = 30 feet

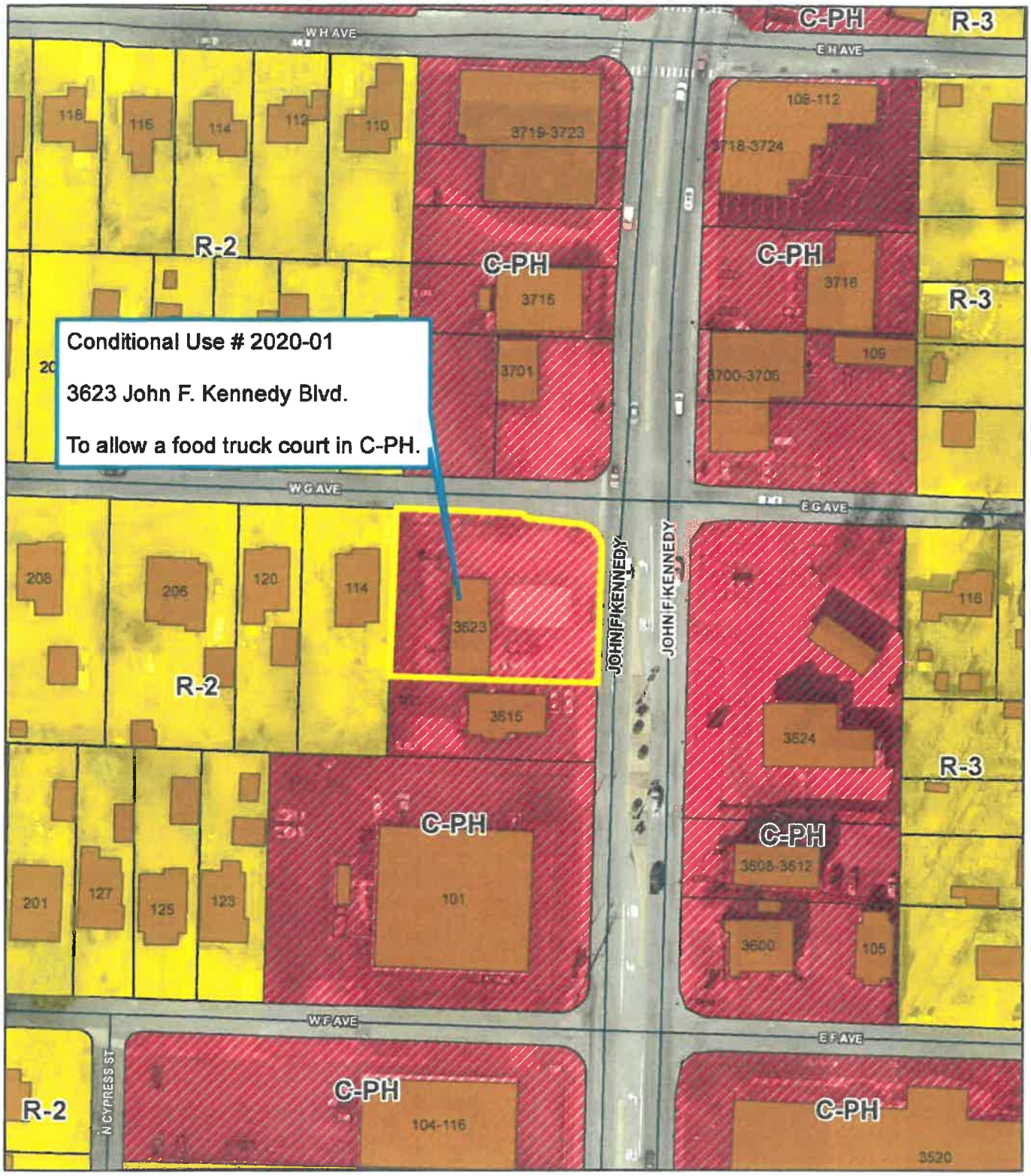
0 15 30 60 Feet

N W E S

Date: 1/7/2020

Map is not to survey accuracy

# Conditional Use # 2020-01




Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 12/12/2019

EXHIBIT A