O-21-38

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW FOR A FOOD TRUCK COURT IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 601 WEST 4TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Demetris Settles and Lawrence Barbee, 601 West 4th Street, North Little Rock, Arkansas 72114, seeking a special use to allow for a food truck court in a C6 zone for property located at 601 West 4th Street, 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 April 13, 2021; and

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

SECTION 1: That a Special Use is approved for a food truck court in a C6 zone for the subject real property located at 601 West 4th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1, Block 4 of the Justin Matthews Addition to the City of North Little Rock, Pulaski County, Arkansas, and Lots 10, 11, 12 and the west 25 feet of street east of Lot 12, Block 18 of the McDiarmid Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit A.)

SECTION 2: That this Special Use shall be subject to the following:

1. Provide on-site sanitary restroom facilities. Temporary portable restrooms do not meet this requirement.
2. Hours of operation: 8 am – 8 pm Sunday – Thursday; 8 am – midnight Friday – Saturday.
3. Provide per mobile food vehicle a minimum of 900 square feet of area which shall be located on a hard surface paving (asphalt or concrete).
4. Close continuous curb cuts to improve pedestrian conditions with temporary material such as planters, benches, pavers, and/or other furniture.
5. Provide all necessary improvements to provide permanent utility connections. This shall include permanent water and electrical connections. 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. Hoses, cords, and/or other apparatus across a pedestrian or vehicular pathway are not permitted.
7. The operation of generators on site are not permitted.
8. Provide one trash receptacle no more than ten feet from each mobile food vehicle.

9. Provide fence with a maximum height of 3 1/2 feet tall to prevent trash from leaving the property. Fence to be located on the property line. Sidewalk to remain clear. Clean the site of all litter produced by the mobile food vehicle court at the close of business each day.
10. Provide sufficient off-street customer parking for three (3) vehicle per mobile food vehicle.
11. Provide site improvements including: paving, striping for parking spaces 20 foot-long food truck spaces, driving lanes and the designation of required handicapped parking spaces.
12. Overnight parking allowed on Friday and Saturday night only. No overnight parking permitted Sunday – Thursday night.
13. Business to be conducted 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.
14. Mobile food vehicles are not permitted to have a drive-thru.
15. Mobile food vehicles are not permitted to sell anything other than food and nonalcoholic beverages.
16. Mobile food vehicles are not permitted to discharge any waste used in the operation of the mobile food vehicle.
17. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
18. Business license to be issued after Planning Staff confirmation of requirements.
19. Business license holder 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 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 the special use as described herein is compatible with other businesses in the area and 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 Terry C. Hartwick

SPONSOR:

Maurice Taylor

Council Member Maurice Taylor

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:35 A.M. _____ P.M.
By City Atty Amy Fields
DATE 5-4-21

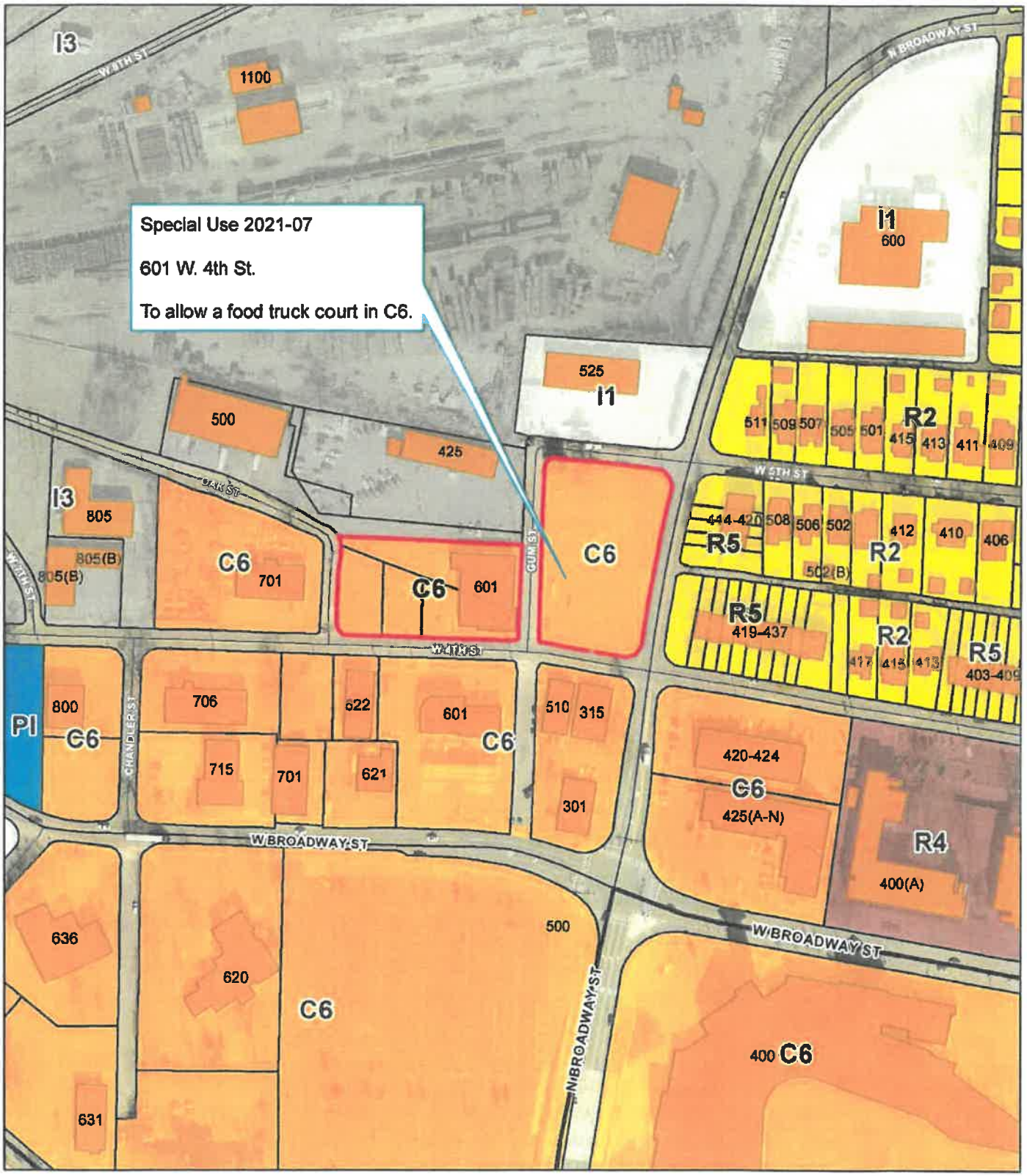
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY K. Thomas

EXHIBIT

A

Special Use #2021-07



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 3/16/2021

Not an actual survey

Special Use #2021-07

Ortho Map

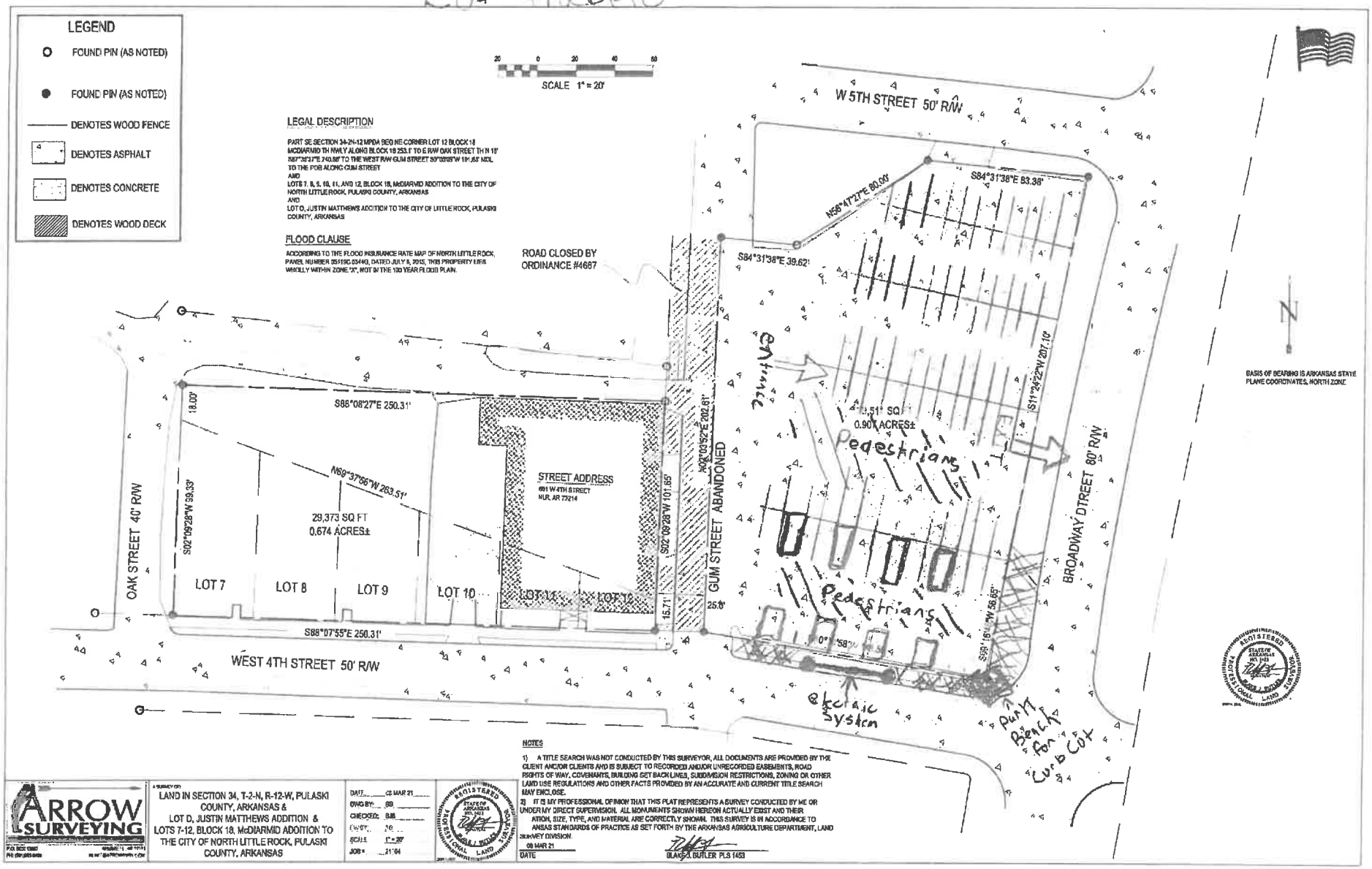
1 inch = 70 feet

0 35 70 140 Feet

Date: 3/16/2021

Not an actual survey

Lot traffic



NOTES

1) A TITLE SEARCH WAS NOT CONDUCTED BY THIS SURVEYOR. ALL DOCUMENTS ARE PROVIDED BY THE CLIENT AND/OR CLIENTS AND IS SUBJECT TO RECORDED AND/OR UNRECORDED EASEMENTS, ROAD RIGHTS OF WAY, COVENANTS, BUILDING SET BACK LINES, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND OTHER FACTS PROVIDED BY AN ACCURATE AND CURRENT TITLE SEARCH MAY ENCLOSE.

2) IT IS MY PROFESSIONAL OPINION THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS SURVEY IS IN ACCORDANCE TO ARKANSAS STANDARDS OF PRACTICE AS SET FORTH BY THE ARKANSAS AGRICULTURE DEPARTMENT, LAND SURVEY DIVISION.

06 MAR 21
DATE

BLAKE D. BUTLER PLS 1453

ARROW SURVEYING

A SURVEY OF:
LAND IN SECTION 34, T-2-N, R-12-W, PULASKI COUNTY, ARKANSAS &
LOT D, JUSTIN MATTHEWS ADDITION &
LOTS 7-12, BLOCK 18, McDIARMID ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DATE: 02 MAR 21
DWG BY: BB
CHECKED: BJB
DWG#: 20
SCALE: 1" = 20'
JOB #: 21-64