O-21-44

ORDINANCE NO._____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A COFFEE SHOP WITH A DRIVE THROUGH IN A CPH ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3515 JOHN F. KENNEDY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mark Whitehead on behalf of Dark Side Coffee, 4621 John F. Kennedy Boulevard, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 3515 John F. Kennedy Boulevard to allow a coffee shop with a drive through in a CPH zone, which application was duly considered and approved (5 affirmative votes; 2 negative; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on May 11, 2021.

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 coffee shop with a drive through in a CPH zone for the subject real property located at 3515 John F. Kennedy Boulevard in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 16, Block 24 of the Park Hill Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit A.)

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

1. Hours of operation: 6AM – 10PM.
2. Provide stacking for four vehicles
3. Any structure located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 the conditional 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:

Debi Ross

Council Member Debi Ross

ATTEST:

Diane Whitbey, City Clerk

Nathan Hamilton

Council Member Nathan Hamilton

FILED 11:10 A.M. _____ P.M.
By A. Fields
DATE 5-18-21
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Usser

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

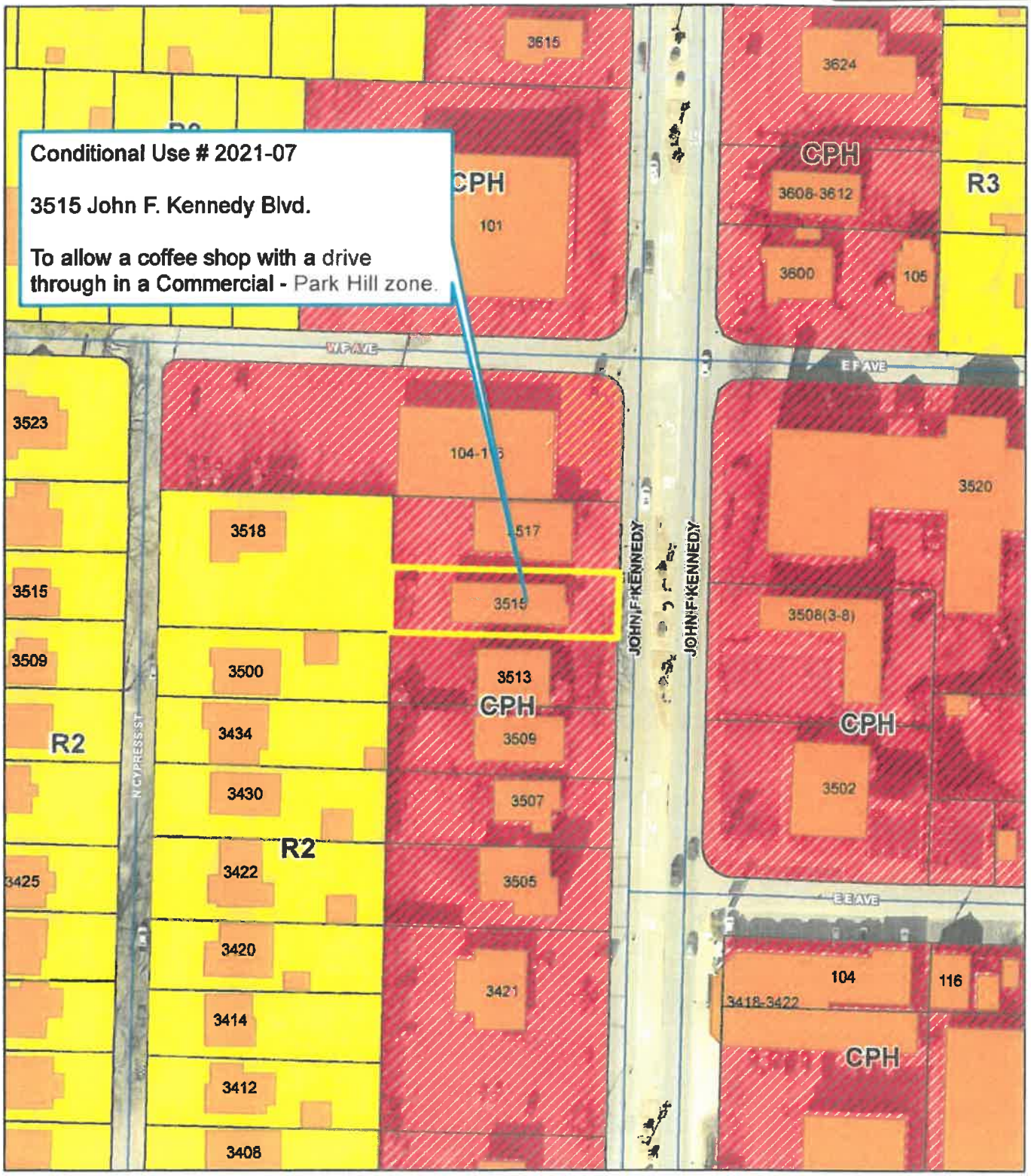
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

EXHIBIT

tabbies

A

Conditional Use # 2021-07



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 4/15/2021

Map is not to survey accuracy

Conditional Use # 2021-07

Ortho Map

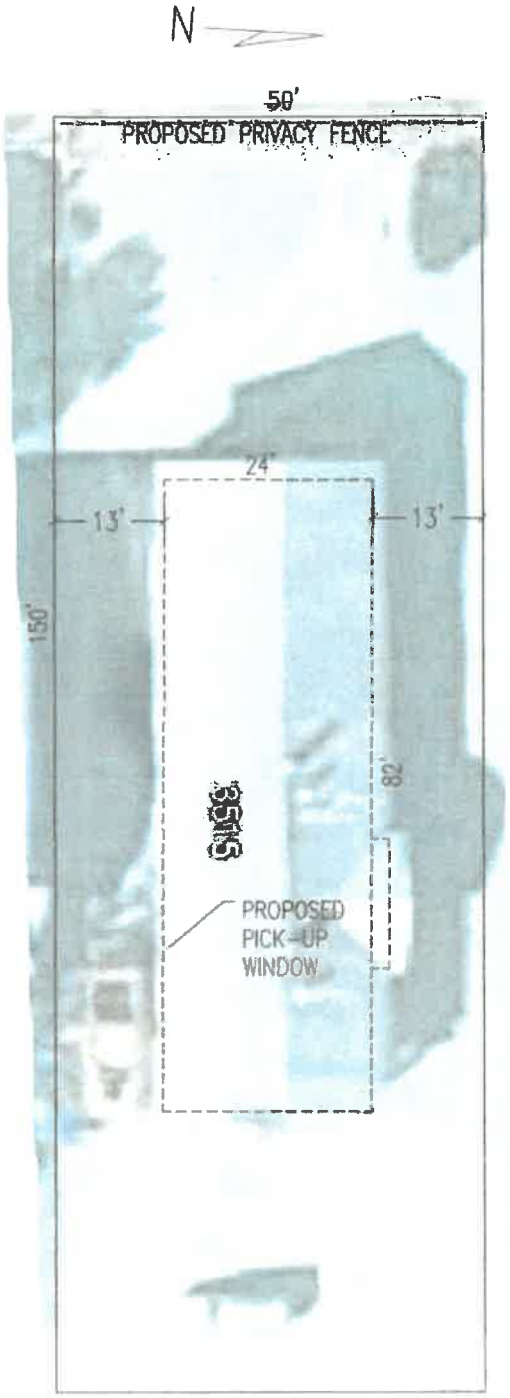
1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 4/15/2021

Map is not to survey accuracy



DARK SIDE COFFEE COMPANY
3515 JFK BLVD.
5015414386
LOT 16, BLOCK 24 PARK HILL ADDITION