O-22- 23

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW INDOOR RECREATION IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1112 WEST 9TH STREET B IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Marc Massa of Dog Town Fitness, 1112 West 9th Street B, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 1112 West 9th Street B to allow indoor recreation in a C6 zone, which application was duly considered and approved (8 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on March 8, 2022.

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 indoor recreation in a C6 zone for the subject real property located at 1112 West 9th Street B in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1R, Block 5 of the Giles Subdivision in 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: 5AM – 7PM; Sunday – Saturday.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Linda Robinson

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:00 A.M. _____ P.M.

By A Fields City Atty

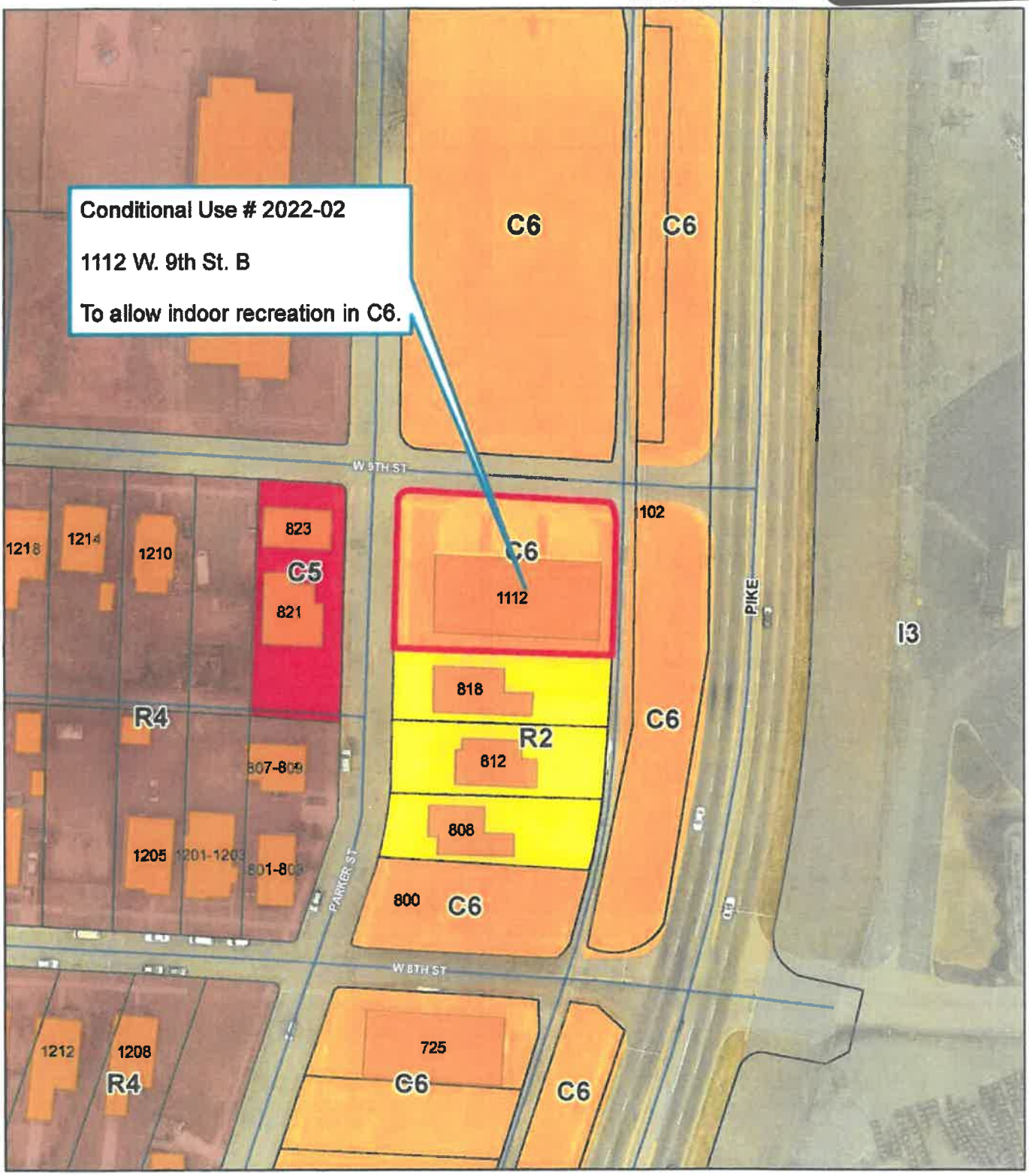
DATE 3/22/22

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

RECEIVED BY B Loyd

EXHIBIT A

Conditional Use # 2022-02



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 1/20/2022

Map is not to survey accuracy

Conditional Use # 2022-02

Ortho Map

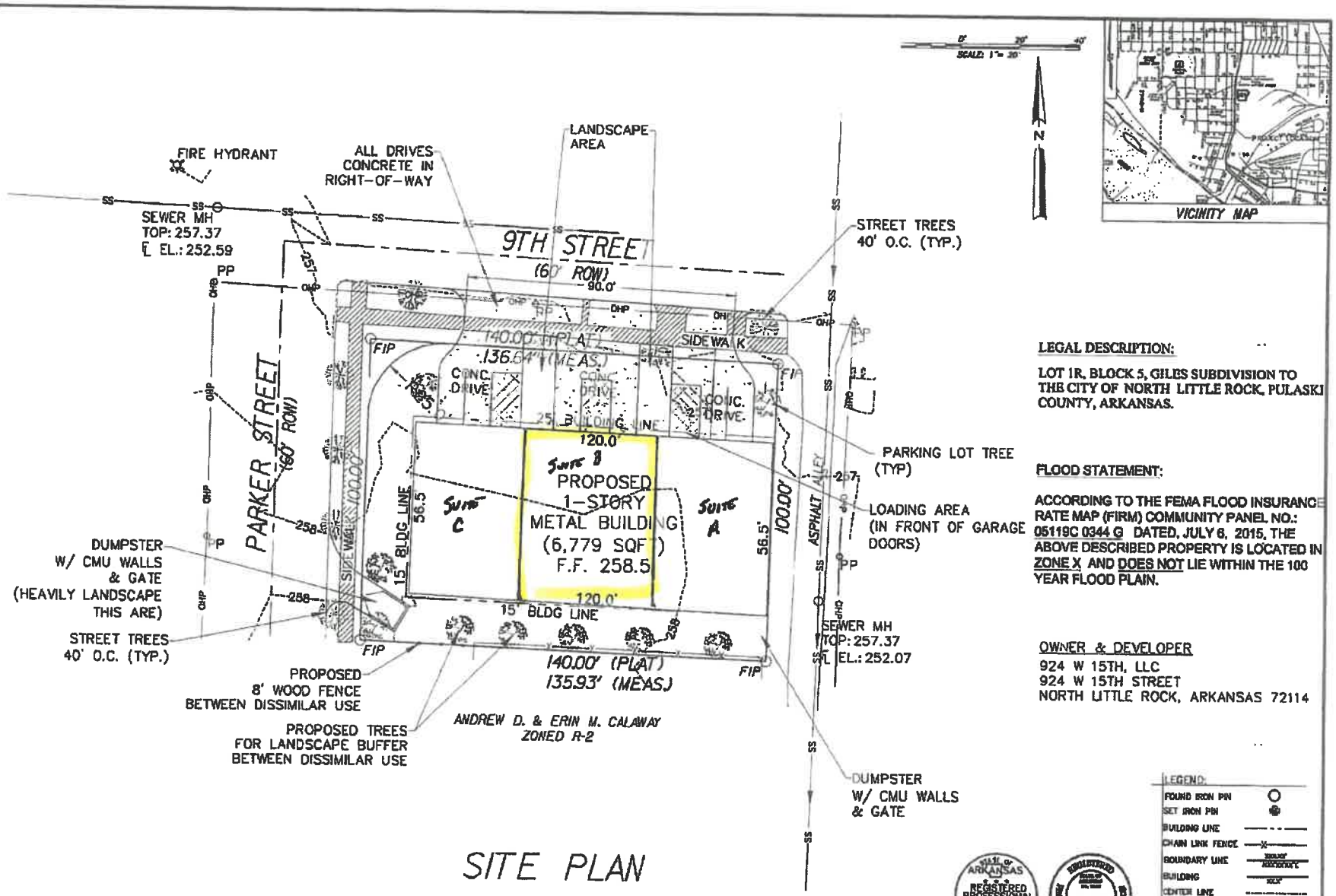
1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 1/20/2022

Map is not to survey accuracy



LEGAL DESCRIPTION:

LOT 1R, BLOCK 5, GILES SUBDIVISION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

FLOOD STATEMENT:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C 0344 G DATED, JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

OWNER & DEVELOPER

924 W 15TH, LLC
924 W 15TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114

NOTES:

1. PROPERTY ZONED C-6.
2. TOTAL AREA OF LOT IS 0.32± ACRES.
2. PROPERTY IS 0.32± ACRES.
3. WATER RUNS ALONG THE NORTH SIDE OF W. 9TH STREET & THE WEST SIDE OF PARKER STREET.
4. FIRE HYDRANT IS 74' NORTHWEST OF THE NORTHWEST CORNER AT NW CORNER OF W. 9TH STREET @ PARKER STREET.

LEGEND:

FOUND IRON PIN	○
SET IRON PIN	●
BUILDING LINE	— - —
CHAIN LINK FENCE	—x—
BOUNDARY LINE	
BUILDING	
CENTER LINE	
WATER LINE	
CONCRETE	
ASPHALT	

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9607

REGISTERED PROFESSIONAL LAND SURVEYOR

MARLAR ENGINEERING CO., INC.
5319 John F. Kennedy Boulevard
North Little Rock, Arkansas 72116
Phone: (501) 753-1931

REVISION	DATE	DESCRIPTION

SITE PLAN REVIEW
LOT 1R, BLOCK 5, GILES SUBDIVISION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWN BY: JGB	DATE: MAR. 25, 2016	JOB NUMBER: R-07	
APPROVED BY: MPM	SCALE: 1" = 20'	SHEET NUMBER: 1 of 1	