O-22- 113

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A MIXED USE DEVELOPMENT IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 6820 CRYSTAL HILL ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 6820 Crystal Hill Road to allow a mixed use recreation/entertainment development in a C3 zone, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on November 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 a mixed use recreation/entertainment development in a C3 zone for the subject real property located at 6820 Crystal Hill Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 1 OF THE MALY SHALE HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached collectively hereto as Exhibit A.)

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

1. Allow a multi-use recreation and entertainment development.
2. Meet the requirements of the Planning Commission's Site Plan review process.
3. Allow 150-foot tall poles to support safety screen around the driving range.
4. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
5. Lot 2, which includes the detention pond, must be final platted at the same time as Lot 1.
6. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Conditional Use 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Council Member Ron Harris

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.
By Amy Fields
DATE 1/21/00

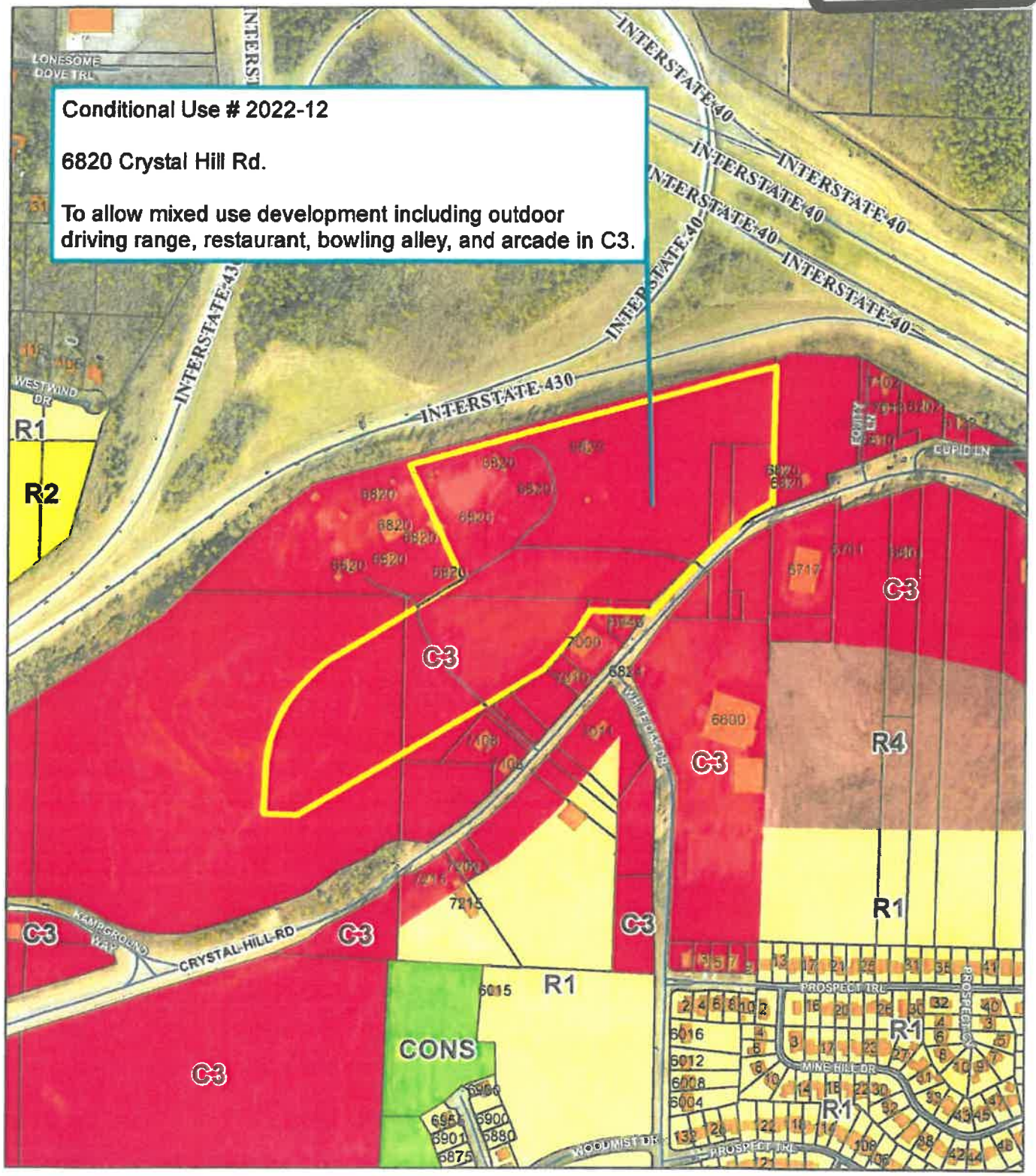
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY _____

EXHIBIT

A

Conditional Use # 2022-12



Zoning Map

1 inch = 500 feet

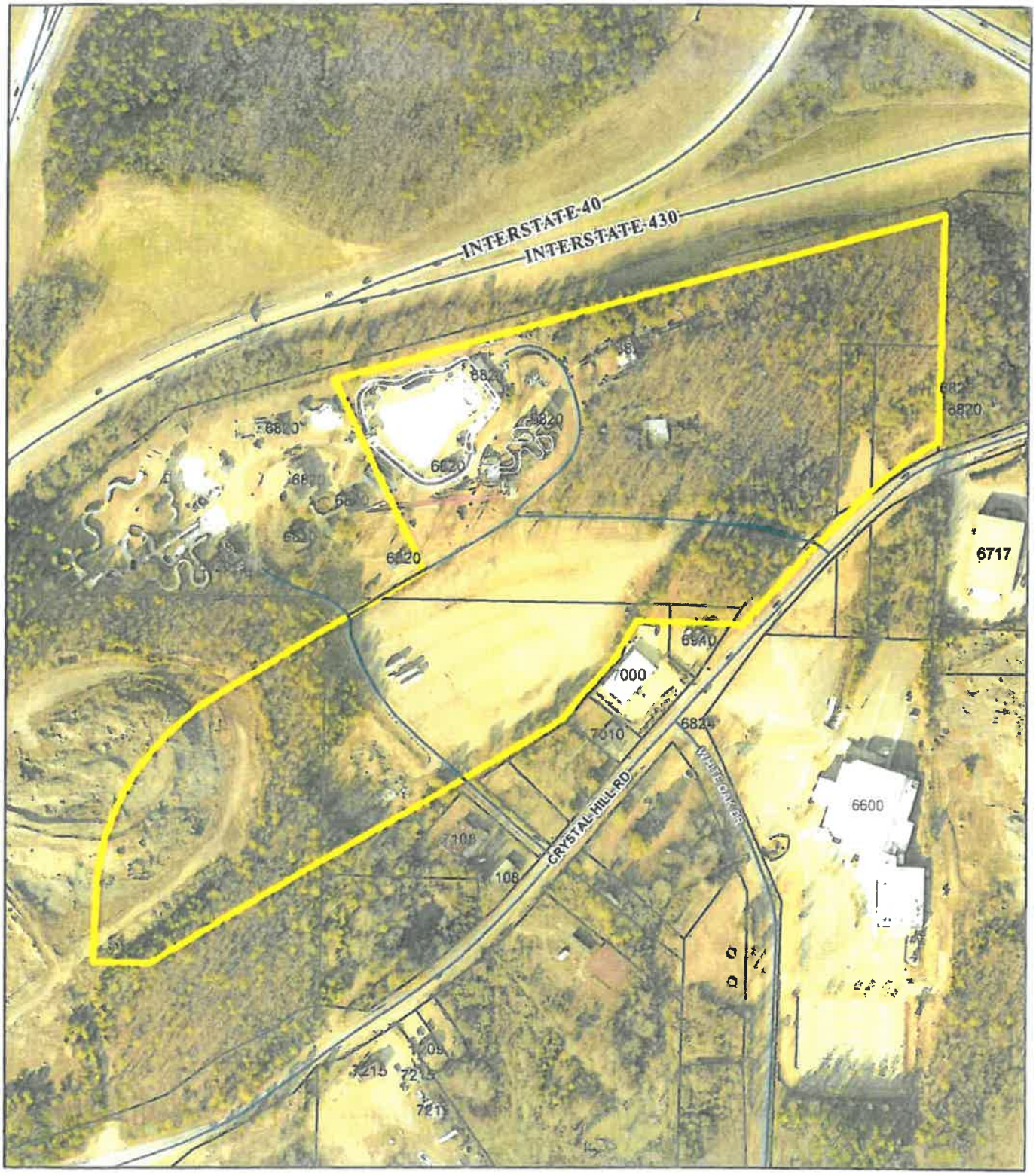
0 250 500 1,000 Feet

N W E S

Date: 9/7/2022

Map is not to survey accuracy

Conditional Use # 2022-12



Ortho Map

1 inch = 300 feet

0 155 310 620 Feet

N W E S

Date: 9/7/2022

Map is not to survey accuracy