O-23- 21

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN EVENT CENTER IN A CPH ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 104 WEST F STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Jerry Davis of Renown Property Investment, P.O. Box 94443, North Little Rock, Arkansas, seeking a conditional use for property located at 104 West F Street to allow an event center in a CPH 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 an event center in a CPH zone for the subject real property located at 104 West F Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 15, BLOCK 24 OF THE PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps and drawing attached collectively hereto as Exhibit A.)

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

1. Provide 4 street trees along Cypress which will also serve as parking lot shade trees and as a screen.
2. If dumpsters are utilized, dumpsters are to be screened with masonry screening materials and location to be approved by the Planning Commission.
3. Hours of operation for the event portion of the site shall be limited to 7:00 am to 10:00 pm 7-days per week.
4. Shall provide licensed security for any event where alcohol is consumed.
5. Event Center area limited to 1000 square feet or less.
6. Total number of occupants within the Event Center area limited to 65.
7. Meet the requirements of the Fire Marshal.
8. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
9. Business License to be issued after Planning Staff confirmation of requirements.
10. Applicant/owner 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Council Member Debi Ross

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

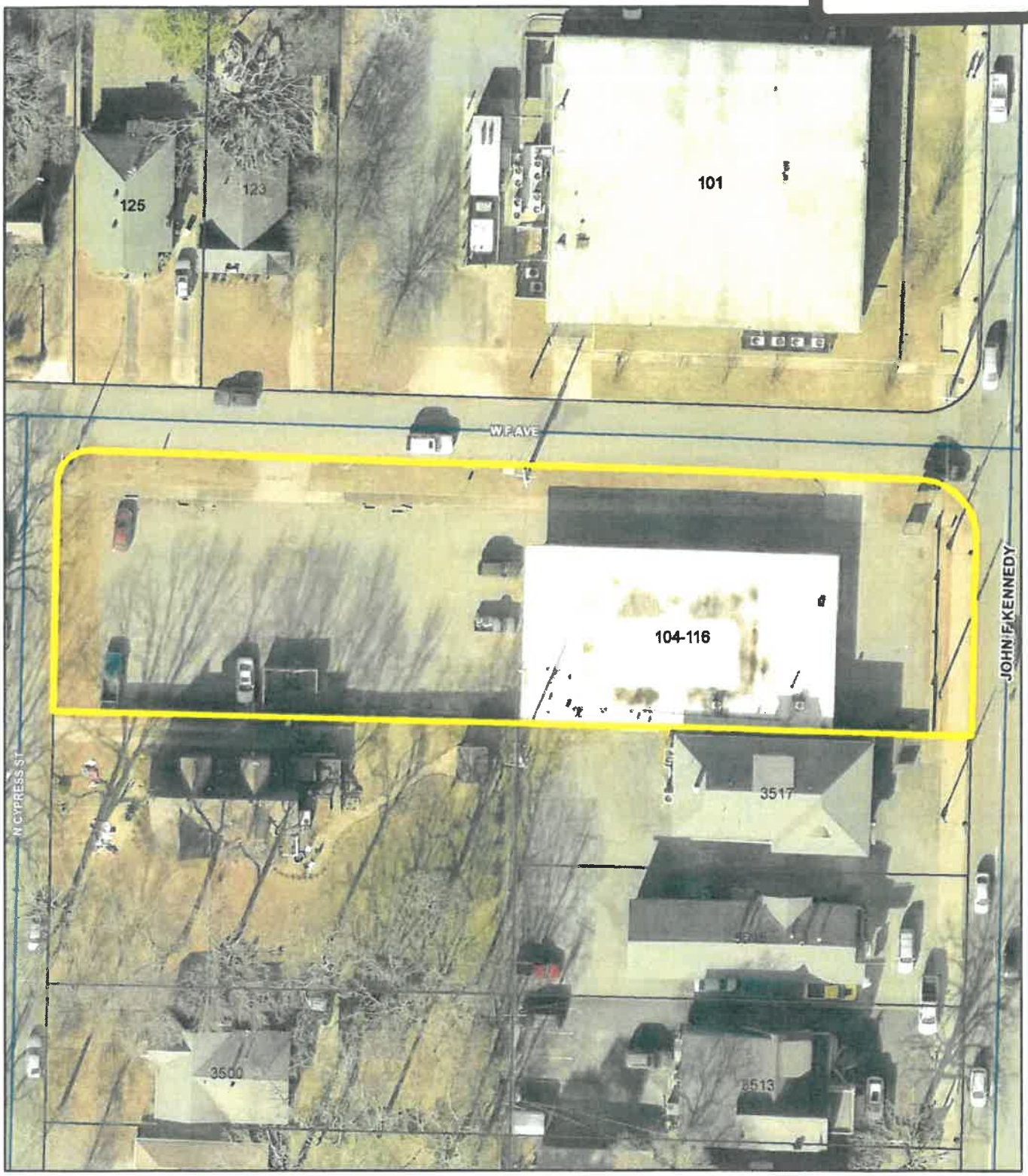
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.
By A. Fields
DATE 3·21·23
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Lissery

EXHIBIT

A

Conditional Use # 2022-16



Ortho Map

1 inch = 50 feet

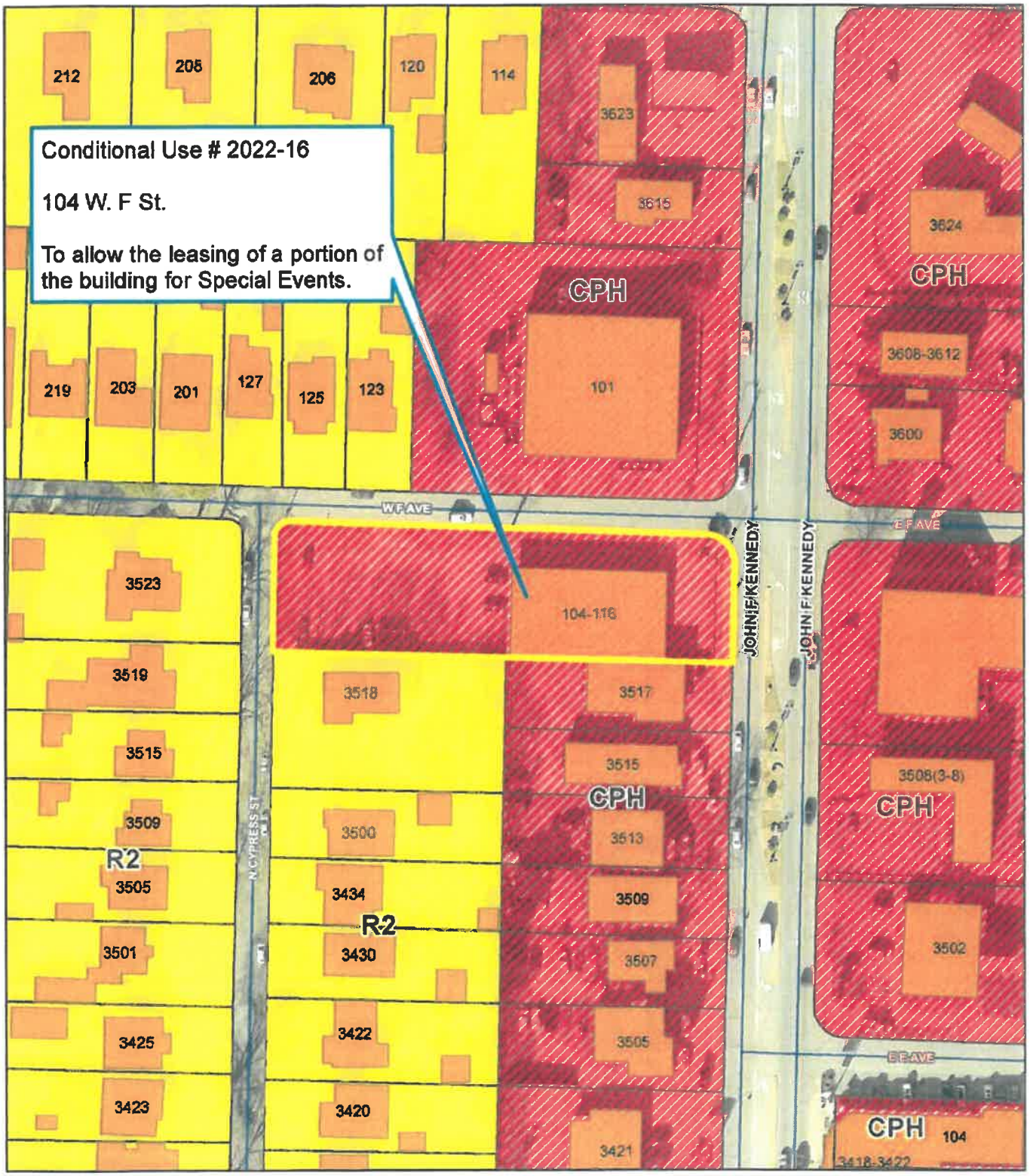
0 25 50 100 Feet

N W E S

Date: 9/27/2022

Map is not to survey accuracy

Conditional Use # 2022-16



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 9/27/2022

Map is not to survey accuracy