

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2005 MAIN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Ernie and Kay Alonzo, P.O. Box 403, Crossett, Arkansas 71635, seeking a Special Use to allow an event center in a C3 zone located at 2005 Main 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 December 12, 2023.

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 to allow an event center in a C3 zone located at 2005 Main Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 7R BEING A REPLAT OF LOTS 7 & 8 BLOCK 10 NORTH ARGENTA ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps and drawings attached hereto as Exhibit A.)

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

1. Provide (1) on-site parking space per (5) occupants per the fire marshal's approved occupancy load.
2. Maintain a parking agreement with the adjacent property owner.
3. The days and hours of operation for the events center are from 7 am to midnight Monday-Saturday and 1 pm – 4 pm Sunday.
4. Provide licensed security for events serving alcohol.
5. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. 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.
8. Business license to be issued after Planning Staff confirmation of requirements.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Debi Ross
Council Member Debi Ross *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:55	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>12-19-23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

EXHIBIT

A

Special Use #2023-46



Ortho Map

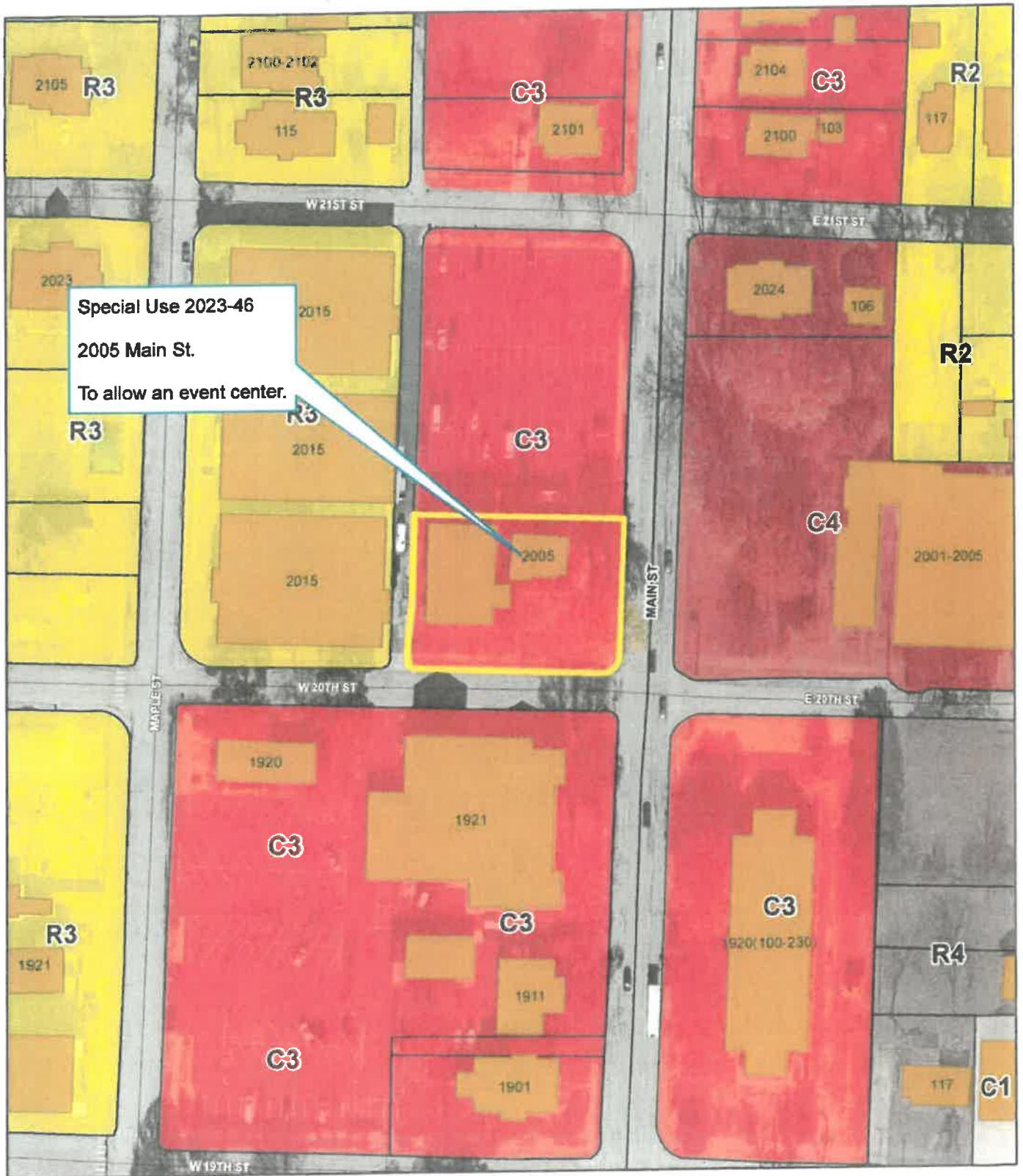
1 inch = 30 feet



Date: 11/17/2023

Not an actual survey

Special Use #2023-46



Zoning Map

1 inch = 100 feet

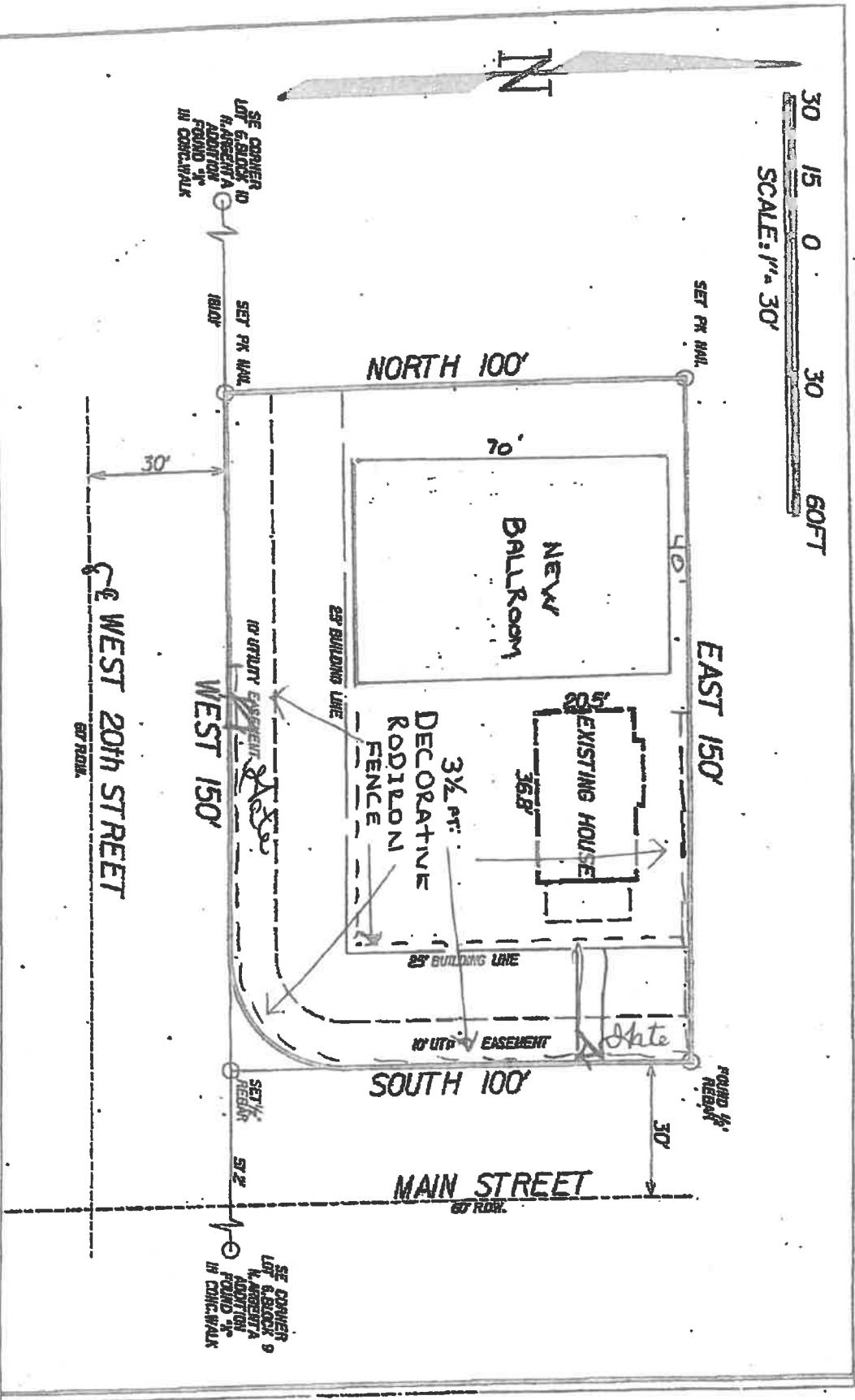


Date: 11/17/2023

Not an actual survey

Ernie + Kay Alonzo
 LaVada's
 2005 Main St.
 North Little Rock, AR 72118

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