

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2657 PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Albert Gutierrez, 2001 West Main Street, Clarksville, Arkansas 72830, seeking a Special Use to allow an event center in a C3 zone located at 2657 Pike Avenue, which application was duly considered an approved (6 affirmative votes; 3 against) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 9, 2024.

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 2657 Pike Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

TRACT 2A OF THE PIKE PLAZA SHOPPING CENTER ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto as Exhibit A.)

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

1. Provide written approval from the Fire Marshal's office along with an inspection report prior to the issuance of a Zoning Certificate for a Business License for the events center.
2. All change in occupancy type/use shall conform to applicable building and fire regulations.
3. The hours of operation are limited to 7 am to 2 am Friday and Saturday and from 7 am to 11 pm Sunday through Thursday .
4. Provide licensed security for all events serving alcoholic beverages.
5. Applicant shall meet all applicable Federal, State, County, and City requirements.
6. 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.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

  
Mayor Terry C. Hartwick  
**FOR CONSIDERATION ONLY**

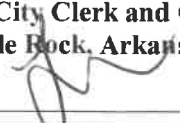
\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
Amy Beckman Fields, City Attorney

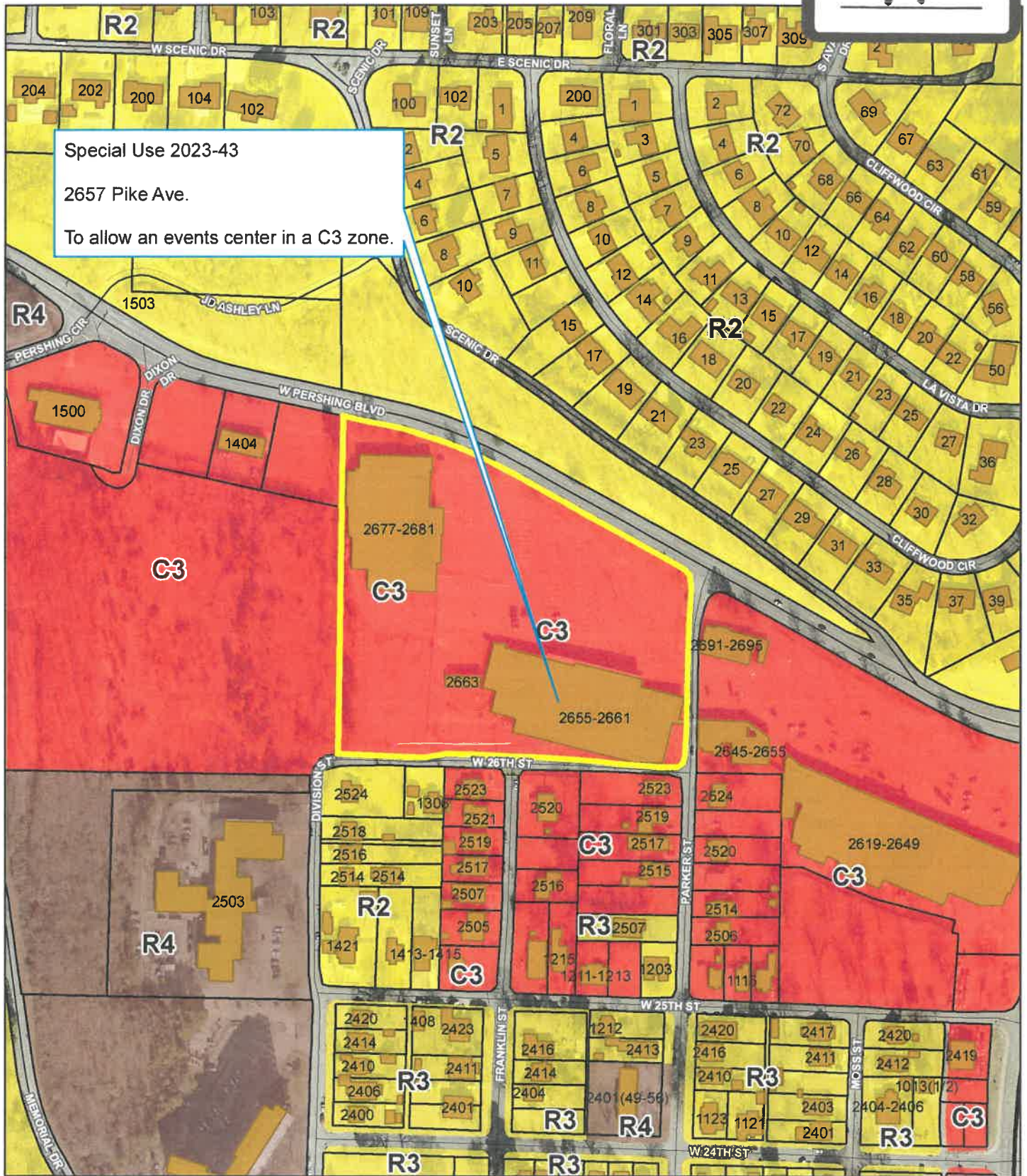
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	11:05	A.M.	_____	P.M.
By	Amy Fields CA			
DATE	2/14/24			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY				

# Special Use #2023-43

EXHIBIT  
A

Special Use 2023-43  
2657 Pike Ave.  
To allow an events center in a C3 zone.



Zoning Map

1 inch = 250 feet



Date: 11/6/2023

Not an actual survey

# Special Use #2023-43



**Ortho Map**

1 inch = 100 feet



Date: 11/6/2023

Not an actual survey