

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 201 WEST 4TH STREET 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 72114, seeking a Special Use to allow an event center in a C6 zone located at 201 West 4th Street, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 13, 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 C6 zone located at 201 West 4th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 1R, BLOCK 2 OF CLENDENNIN'S 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. The property is located within the Quiet Commercial District of Argenta. The hours of operation are limited to 6 am to 10 pm daily.
2. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center portion of the building if operated as an events center.
 - a. NLR Fire Marshal - Event Housing on Lot 1R
 - i. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - a. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - b. An A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - c. Occupant load for areas without fixed seats will be calculated by floor space and use of the area. (Volume 1 & 2 Table 1004.5)
3. Contact the Fire Marshal to determine the occupancy load for the events center.
4. Provide licensed security for events serving alcohol.
5. All signs must comply with NLR Sign Code.

6. Meet the requirements of the Argenta Historic District and the Quiet Commercial Overlay District.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
8. 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.
9. 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:



Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

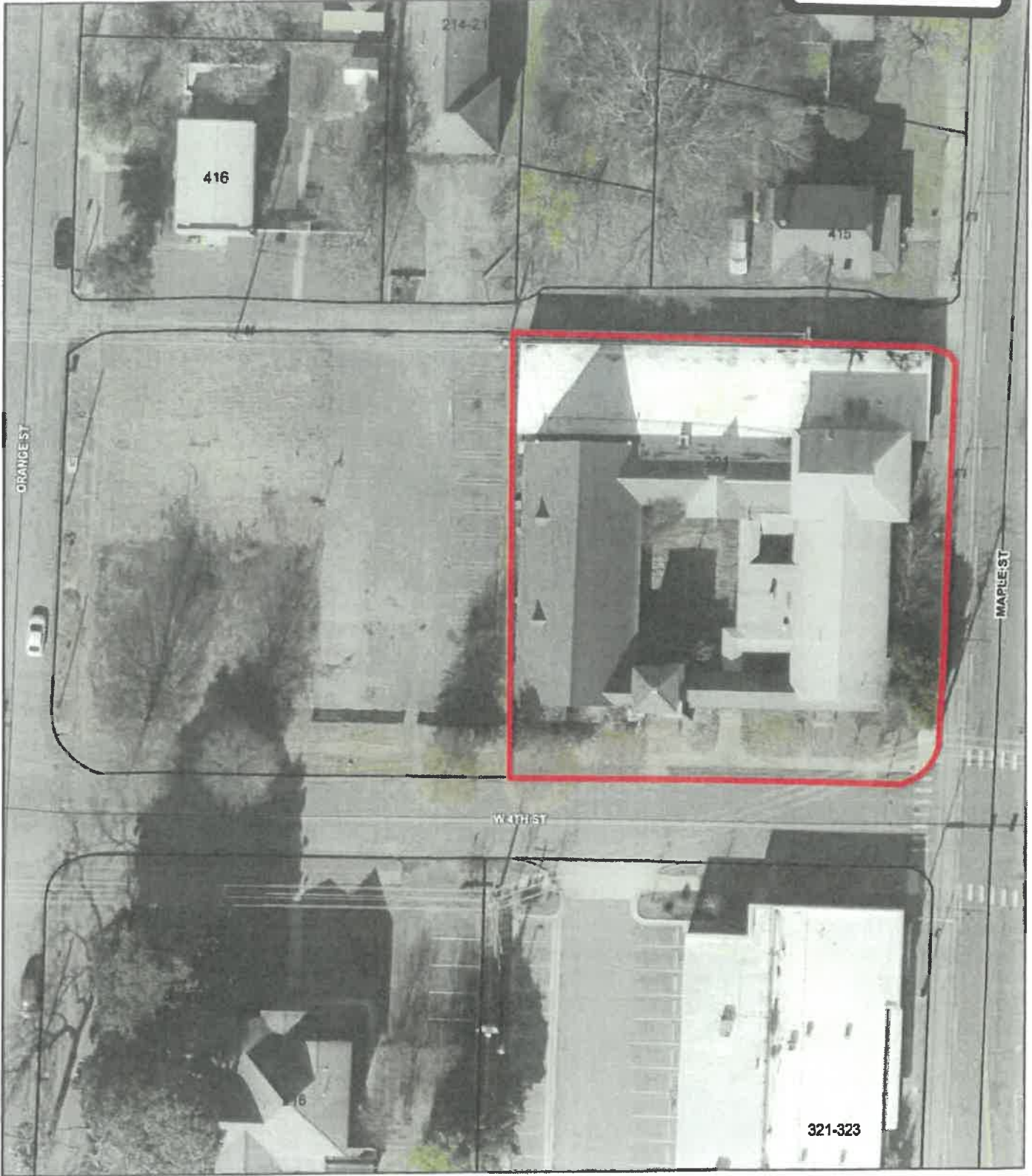
FILED	<u>11:00</u>	A.M.	_____	P.M.
By	<u>Amy Fields GA</u>			
DATE	<u>2-19-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

Special Use #2024-02

EXHIBIT

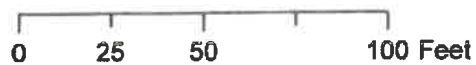
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Ortho Map

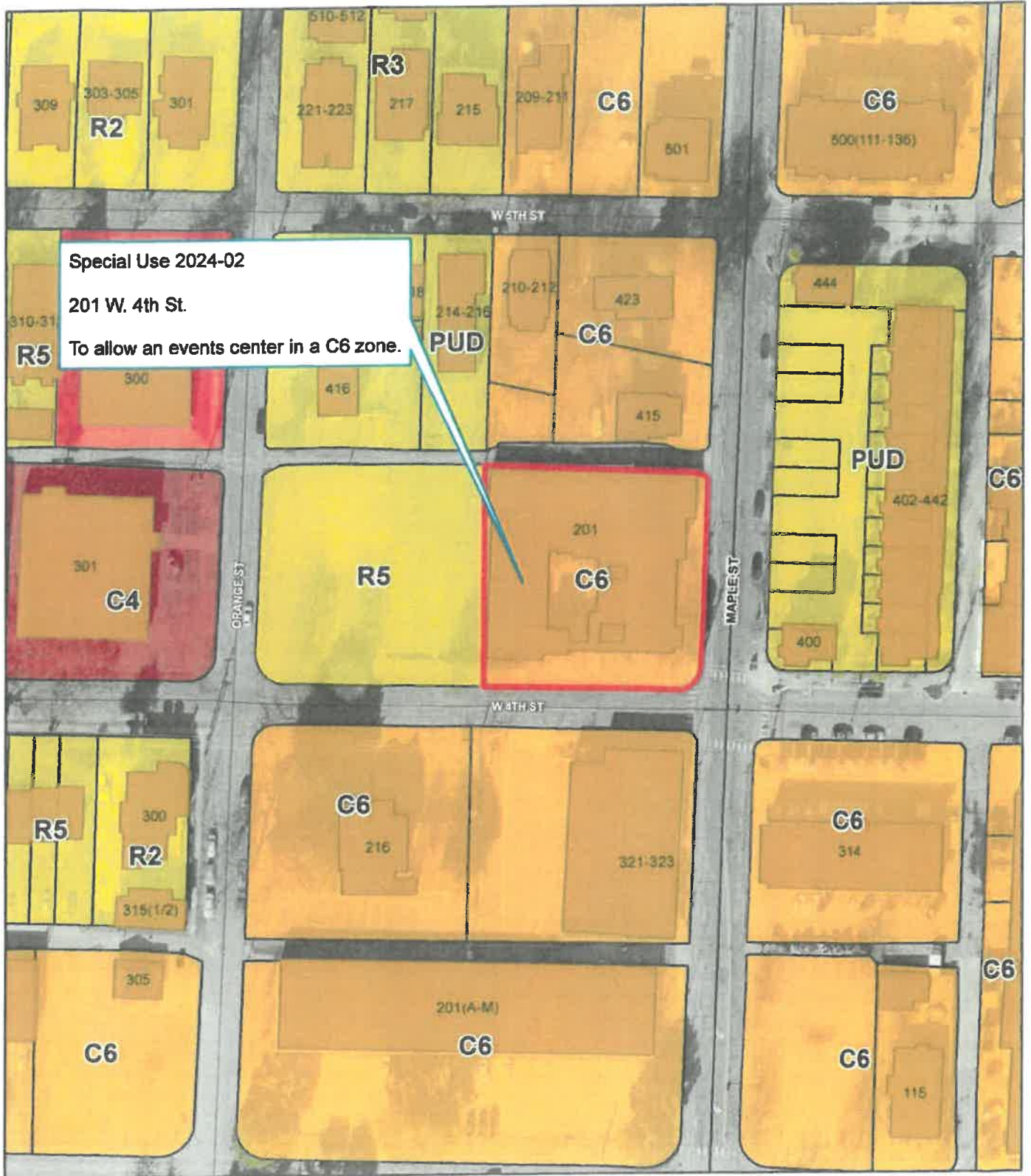
1 inch = 50 feet



Date: 1/8/2024

Not an actual survey

Special Use #2024-02



Zoning Map

1 inch = 100 feet



Date: 1/8/2024

Not an actual survey



THIS SITE



SITE PLAN REVIEW NOTES:

1. SITE CONTAINS AN EXISTING 10' X 10' LOT'S 4R, 5R, 2R, 3R.
2. BASIS OF GRADING: AN STATE PLANE, NORTH COORD. PROJECT.
3. THIS PLAN IS A PRELIMINARY PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
4. THIS PROPERTY IS ZONED RA & U. AS REQUESTED.
5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING

TOTAL 20 SPACES

OWNER & DEVELOPER

RECAL BEACON HOLDINGS, LLC
 1000 W. MAIN ST., SUITE 100
 NORTH LITTLE ROCK, AR 72114-5333

GRAPHIC SCALE



THOMAS ENGINEERING COMPANY
 1560 WOODRUFF ROAD, # LITTLE ROCK, AR 72114
 TEL: 501-763-1463 FAX: 501-763-9811

**LOT'S 4R, 5R, 2R, 3R
 4R & 5R BLOCK 2
 CLENDENNIN'S ADDITION
 NORTH LITTLE ROCK, ARKANSAS**

APPROVED: [Signature] DATE: 12/14/20
 DRAWN BY: [Signature] DATE: 12/14/20
 SCALE: 1" = 20'

SHEET NO: C-1

