

O-24-24

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A HOTEL IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 118 EAST WASHINGTON AVENUE 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 conditional use for property located at 118 East Washington Avenue to allow a hotel in a C6 zone; and

WHEREAS, the applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, notice has been given to surrounding neighbors within 200 feet of the property, a sign has been placed on the property, and a legal advertisement of notice of a public hearing to be held April 9, 2024 at 6:00 p.m. has been placed in the newspaper.

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 hotel in a C6 zone for the subject real property located at 118 East Washington Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT C, BLOCK 10 AND LOTS 11 & 12, BLOCK 9 OF THE ARGENTA ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See map and drawing attached collectively hereto as Exhibit A.)

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

1. Prior to building permit, the Planning Commission must approve the sites development plan.
2. Applicant must secure air-rights from the City to allow construction over the Poplar Street right of way.
3. All new development must comply with the Main Street Overlay District.
4. Applicant must meet all applicable Federal, State, County and City requirements
5. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
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. The Planning Department shall perform an inspection that confirms that all requirements have been met.
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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 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:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey
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 <u>10:45</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>4.2.24</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>J. Usery</u>

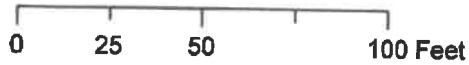
Conditional Use # 2024-09

EXHIBIT
A



Ortho Map

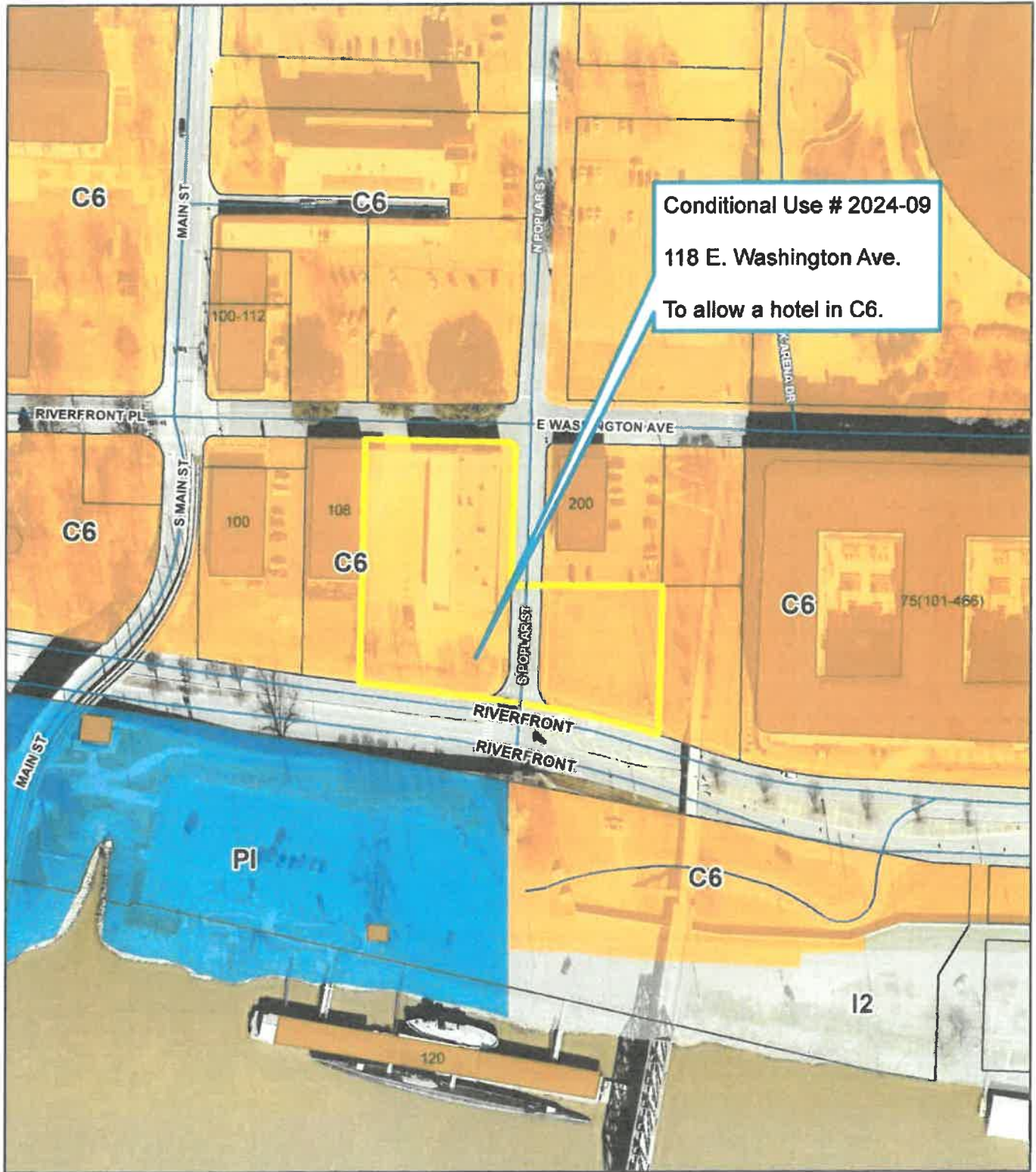
1 inch = 50 feet



Date: 3/14/2024

Map is not to survey accuracy.

Conditional Use # 2024-09



Zoning Map

1 inch = 150 feet

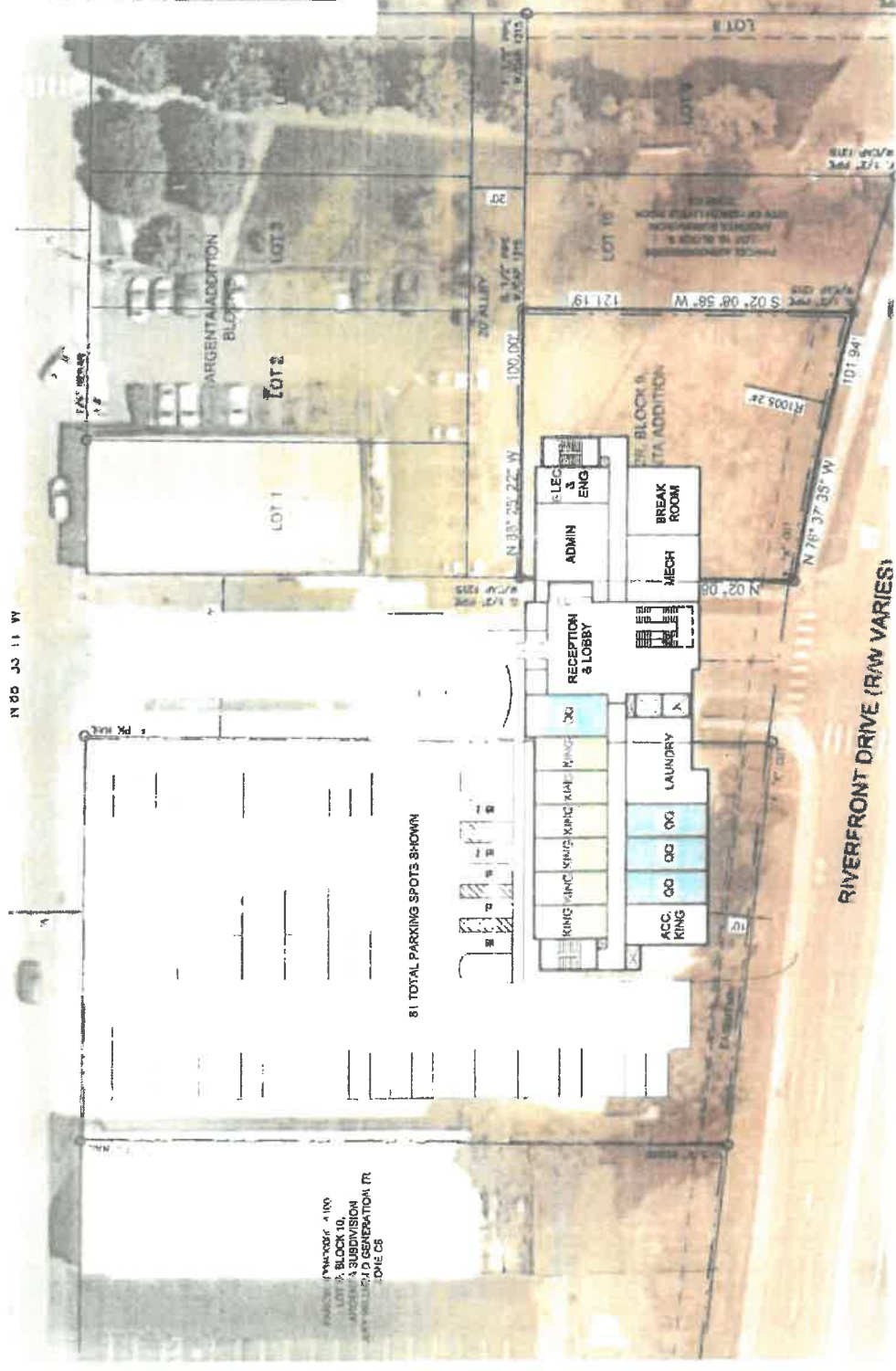


Date: 3/14/2024

Map is not to survey accuracy

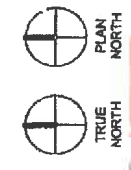
AREA

LEVEL	AREA
FIRST FLOOR	12,225 SF
SECOND FLOOR	10,175 SF
THIRD FLOOR	12,225 SF
FOURTH FLOOR	12,225 SF
FIFTH FLOOR	12,225 SF
SIXTH FLOOR	12,225 SF
SEVENTH FLOOR	11,450 SF + 800 SF PATIO
TOTAL	82,750 SF + 900 SF PATIO



ARCHITECTURAL SITE PLAN

TEMPO HOTEL - NORTH LITTLE ROCK, AR





VICINITY MAP

THIS PLAT



GRAPHIC SCALE

LEGEND

- SHOWS DISTANCE BETWEEN
- SHOWS CENTERLINE, STREET AND DRAINAGE ALIGNMENT
- SHOWS CENTERLINE AND CURVE DATA
- SHOWS CURVE DATA AND CENTERLINE

LEGAL DESCRIPTION
 LOT 11A, BLOCK 11, MARKET PLAZA RENEWAL ADDITION
 CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

GENERAL NOTE
 1. THIS PLAT SHOWS THE PROPOSED LOTS AND BLOCKS.
 2. THE PROPOSED LOTS AND BLOCKS ARE SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
 3. THE PROPOSED LOTS AND BLOCKS ARE SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.
 4. THE PROPOSED LOTS AND BLOCKS ARE SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
 5. THE PROPOSED LOTS AND BLOCKS ARE SUBJECT TO ALL APPLICABLE ZONING AND LAND USE REGULATIONS.

PLAT OF
LOT 11A, BLOCK 11,
MARKET PLAZA RENEWAL ADDITION
(BEING A REPLAT OF LOT A1, BLOCK 11,
MARKET PLAZA RENEWAL ADDITION)
AND
LOT 12R, BLOCK 9,
ARGENTIA ADDITION
(BEING A REPLAT OF LOTS 11 & 12,
BLOCK 9, ARGENTIA ADDITION)
IN THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS



THOMAS ENGINEERING COMPANY
 2800 DOWNWIND ROAD, K. LITTLE ROCK, AR 72110
 TEL: 501-753-4493 FAX: 501-753-2814

DATE: 12/16/23
 SHEET NO: 1