

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

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 112 SMARTHOUSE WAY 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 112 Smarthouse Way, which application was duly considered and approved (7 affirmative votes; 1 against; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 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 C6 zone located at 112 Smarthouse Way in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 5 OF WEISS ANDERSON 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. Meet the requirements of the SPR (SD2024-09).
2. Meet the requirements of the Fire Marshal, including:
  - a. Provide an approved fire protection plan.
  - b. The area indicated on the site plan as emergency vehicle turn-around must be striped and bollards placed to indicate the area for no parking.
  - c. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
    - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
    - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
    - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
    - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
    - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)

- vii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
- d. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 3. Contact the Fire Marshal to determine the occupancy load for the events center.
- 4. The days and hours of operation for the events center are from 6 am to midnight daily
- 5. Provide licensed security for events serving alcohol
- 6. All signs must comply with the Sign Code
- 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:

*Maurice Taylor*  
\_\_\_\_\_  
Council Member Maurice Taylor

*DAF* \_\_\_\_\_  
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>10:40</u>	A.M.	_____	P.M.
By	<i>city Atty Amy Fields</i>			
DATE	<u>10-7-24</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<i>K. Thomas</i>			

# Special Use #2024-03

EXHIBIT

tabbies

A



**Ortho Map**

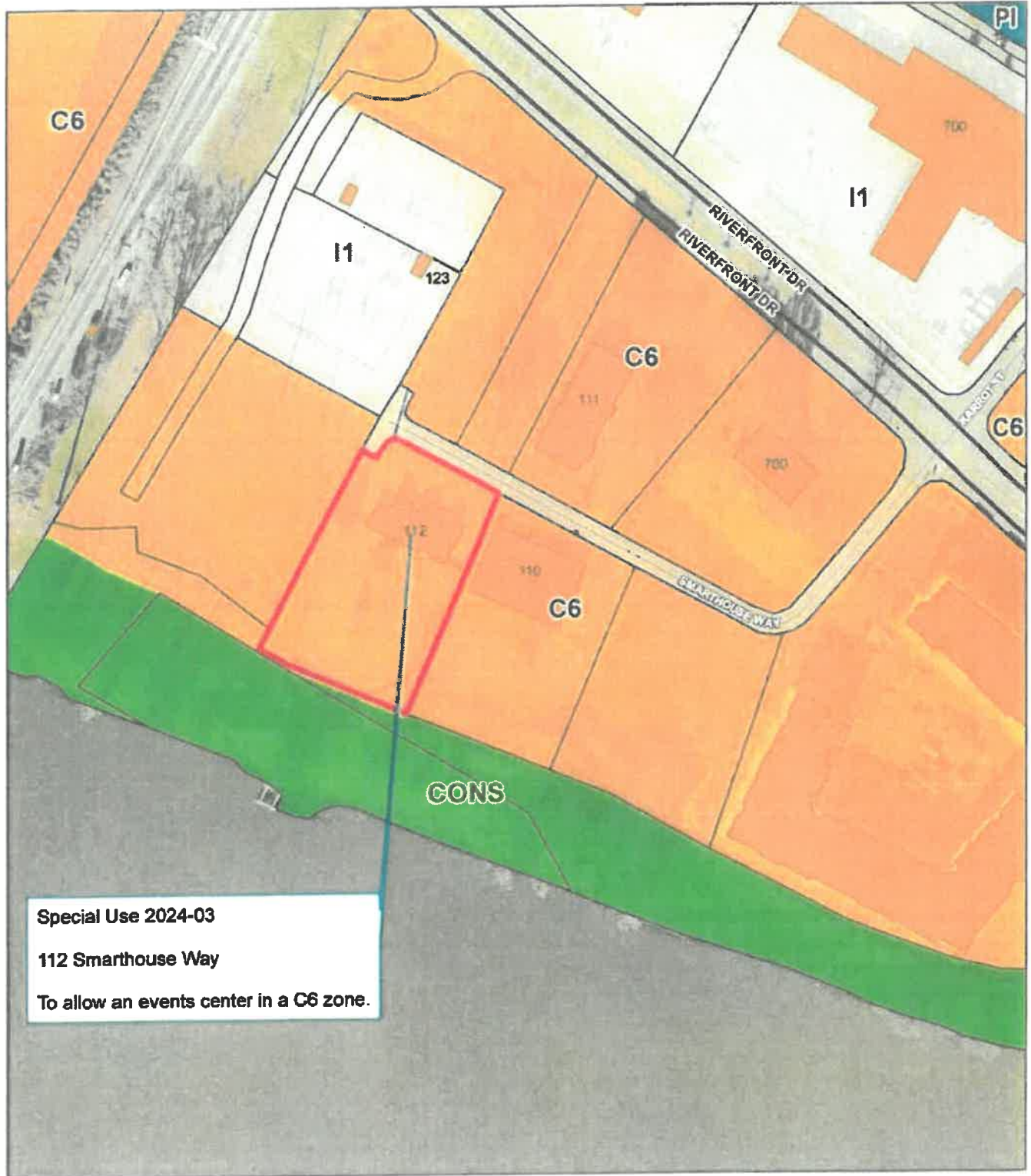
1 inch = 100 feet



Date: 2/1/2024

Not an actual survey

# Special Use #2024-03



Special Use 2024-03

112 Smarthouse Way

To allow an events center in a C6 zone.



**Zoning Map**

1 inch = 150 feet



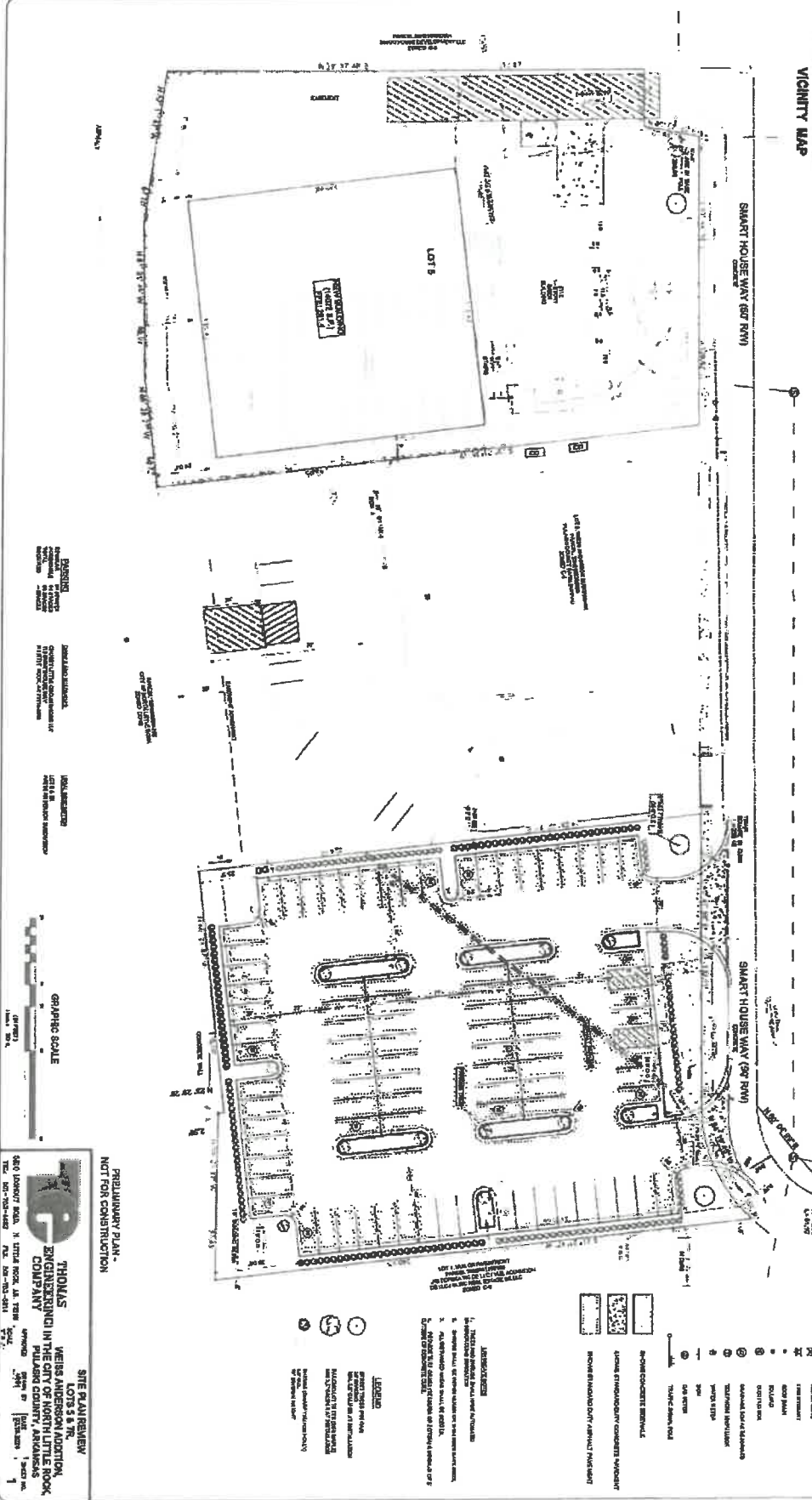
Date: 2/1/2024

Not an actual survey



THIS SITE

- 1. PROJECT LOCATION
- 2. PROJECT DESCRIPTION
- 3. PROJECT SITE PLAN
- 4. PROJECT SITE PLAN
- 5. PROJECT SITE PLAN
- 6. PROJECT SITE PLAN
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- 10. PROJECT SITE PLAN



**EXISTING**  
 1. EXISTING BUILDING  
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**PRELIMINARY PLAN - NOT FOR CONSTRUCTION**

**THOMAS ENGINEERING IN THE CITY OF NORTH LITTLE ROCK COMPANY**

**WES ANDERSON ENGINEERING IN THE CITY OF NORTH LITTLE ROCK COMPANY**

**ENGINEER**

**DATE**

**SCALE**

**PROJECT**

**LOT 5 & 7R-23-0031**

**1**

**LEGEND**

1	EXISTING DRIVEWAY
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**NOTES**

1. THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE SITE PLAN AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORTH LITTLE ROCK.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

**LEGEND**

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