

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENTS CENTER IN AN C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 13509 CRYSTAL HILL ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Lois Jones Ross, 41 Danube Drive, Maumelle, Arkansas 72113, seeking a Special Use to allow an events center in a C3 zone located at 13509 Crystal Hill Road, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on October 8, 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 events center in an C3 zone located at 13509 Crystal Hill Road in the City of North Little Rock, being more particularly described as follows as Lot 2 of the Walmart Commercial 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. All upgrades are required to meet the minimum standards as required by the Fire Marshal and the Building Official with regard to the International Fire Code and the International Building Code. Submission of Commercial Building Plans will be required for permitting.
2. Contact the Fire Marshal to determine the occupancy load for the events center.
3. The site, both interior and exterior, must comply with the minimum ADA requirements.
4. Provide (1) on-site parking space per (5) occupants per the fire marshal's approved occupancy load.
5. The days and hours of operation for the events center are from 10:00 am to 12:00 midnight seven days per week.
6. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
7. Provide licensed security for events serving alcohol.
8. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance.
9. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
10. 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.

11. Business license to be issued after Planning Staff confirmation of requirements.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: It is hereby found and determined that the special use as described herein is compatible with other business in the area is immediately necessary in order to insure the proper and orderly growth 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 Ordinances shall be in full force and effect from and after its passage and approval.

PASSED:

SPONSOR:

Steve Baxter
Council Member Steve Baxter

APPROVED:

Mayor Terry C. Hartwick

ATTEST:

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 8.40 A.M. _____ P.M.

By K Trevino

DATE 10-22-24

Diane Whitbey, City Clerk and Collector

North Little Rock, Arkansas

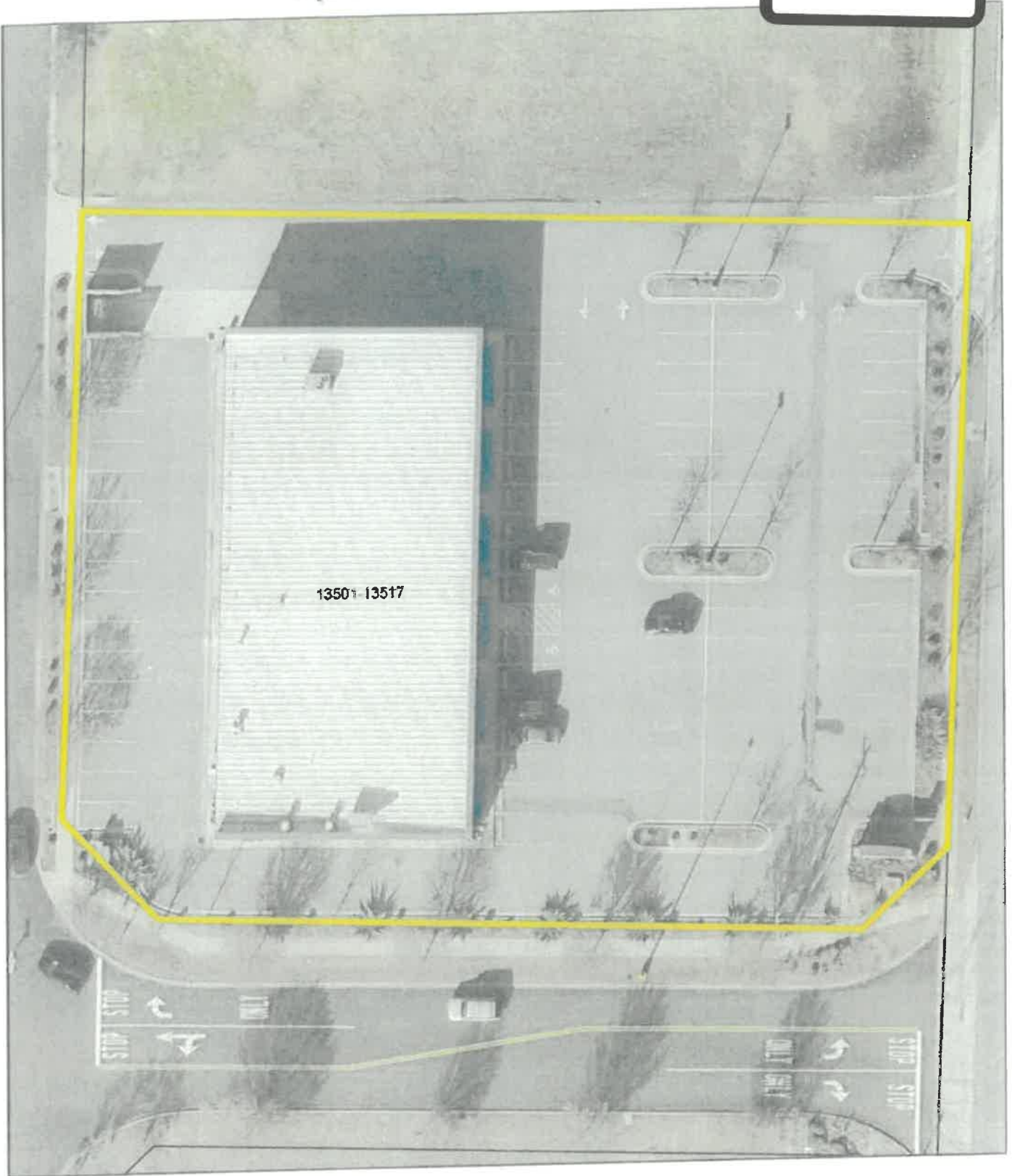
RECEIVED BY S. Ussery

Special Use #2024-17

EXHIBIT

K

tabbles



Ortho Map

Date: 9/12/2024

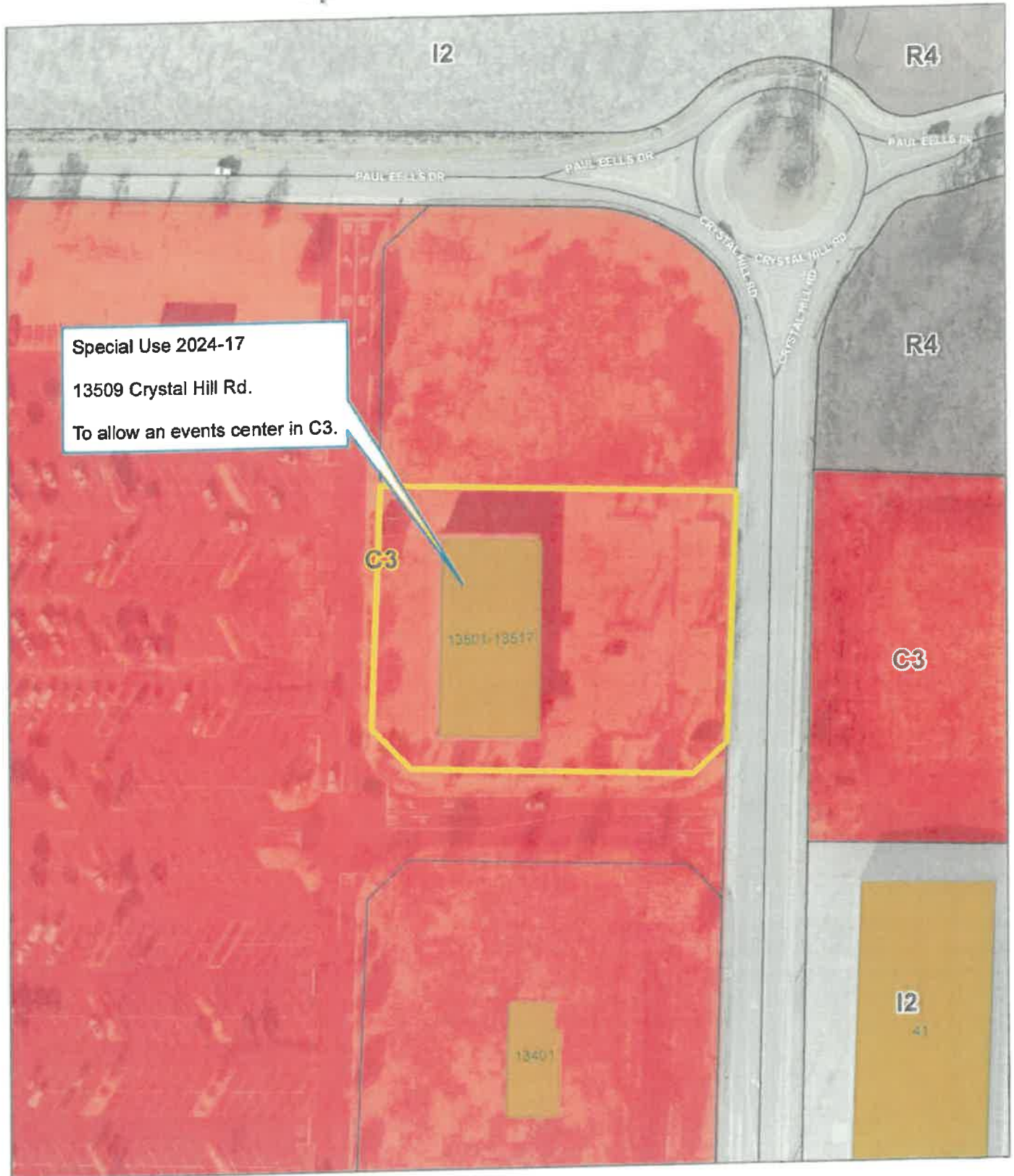
1 inch = 40 feet

0 20 40 80 Feet



Not an actual survey

Special Use #2024-17



Zoning Map

Date: 9/12/2024

1 inch = 100 feet

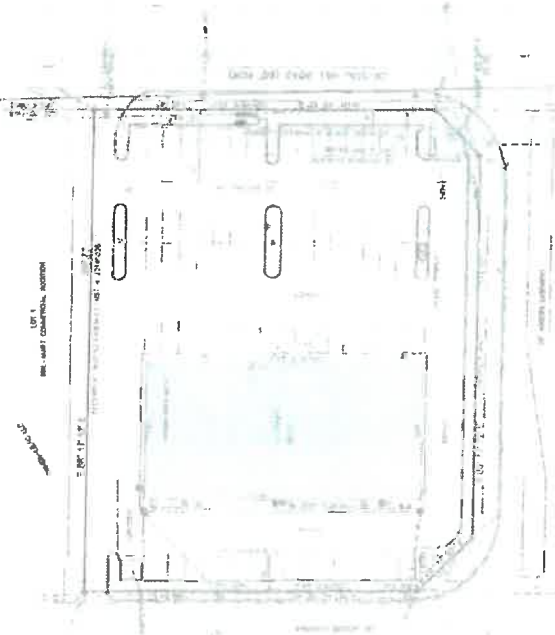
0 50 100 200 Feet



Not an actual survey

LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING BUILDING FOOTPRINTS
- 3. EXISTING DRIVEWAYS
- 4. EXISTING SIDEWALKS
- 5. EXISTING CURBS
- 6. EXISTING UTILITIES
- 7. EXISTING TREES
- 8. EXISTING FENCES
- 9. EXISTING SIGNAGE
- 10. EXISTING LANDSCAPE
- 11. EXISTING ADJACENT PROPERTIES
- 12. EXISTING PUBLIC ROADS
- 13. EXISTING PUBLIC UTILITIES
- 14. EXISTING PUBLIC SERVICES
- 15. EXISTING PUBLIC SAFETY
- 16. EXISTING PUBLIC AMENITIES
- 17. EXISTING PUBLIC TRANSPORTATION
- 18. EXISTING PUBLIC INFRASTRUCTURE
- 19. EXISTING PUBLIC LANDS
- 20. EXISTING PUBLIC WATERWAYS
- 21. EXISTING PUBLIC AIRWAYS
- 22. EXISTING PUBLIC UTILITIES
- 23. EXISTING PUBLIC SERVICES
- 24. EXISTING PUBLIC SAFETY
- 25. EXISTING PUBLIC AMENITIES
- 26. EXISTING PUBLIC TRANSPORTATION
- 27. EXISTING PUBLIC INFRASTRUCTURE
- 28. EXISTING PUBLIC LANDS
- 29. EXISTING PUBLIC WATERWAYS
- 30. EXISTING PUBLIC AIRWAYS



GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

Feet

ALTAIR SURVEY OF
THOMAS ENGINEERING COMPANY
WAL-MART COMMERCIAL ADDITION
NORTH LITTLE ROCK, ARKANSAS

DATE: 9/17/2019
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

FOR USE AND BENEFIT OF:
THOMAS ENGINEERING COMPANY

DATE: 9/17/2019
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

