0-24-79

ORDINANCE NO. ___

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A HOTEL IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 210 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72113, seeking a conditional use for property located at 210 East Broadway Street to allow a hotel in a C6 zone, which application was duly considered and denied (2 affirmative votes; 7 against; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on October 8, 2024; and

WHEREAS, the applicant is seeking approval from City Council.

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 210 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 5A BLOCK 19 ORIGINAL CITY OF ARGENTA NOW IN 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. Meet the conditions of site plan review SD2024-13.
2. Provide approval of the satellite parking lot prior to request for a building permit.
3. Provide Planning Commission approval of the Site Plan for the proposed satellite parking lot.
4. Meet the requirements of the Landscape Ordinance.
5. Meet the requirements of the Downtown Overlay District.
6. Provide the required parking, on-site, as typically required by ordinance, 5 spaces + 1.2 spaces per guest room.
7. Prior to the hotel opening one of the following shall occur:
   a. The 2 mixed-use buildings proposed for Lots 6A and 6B and indicated on the site plan shall be significantly under construction; or
   b. The 2 parcels indicated as Lots 6A and 6B on the site plan shall be developed into parking with the maximum number of parking spaces possible and shall be in full compliance with all city ordinances and requirements.
8. The Planning Department shall perform an inspection that confirms that all requirements have been met prior to the issuance of a zoning certificate.

9. Applicant must meet all applicable Federal, State, County and City requirements.
10. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
11. 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
12. 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:

Maurice Taylor

Council Member Maurice Taylor

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.
By City Atty Amy Fields
DATE 11-5-24

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

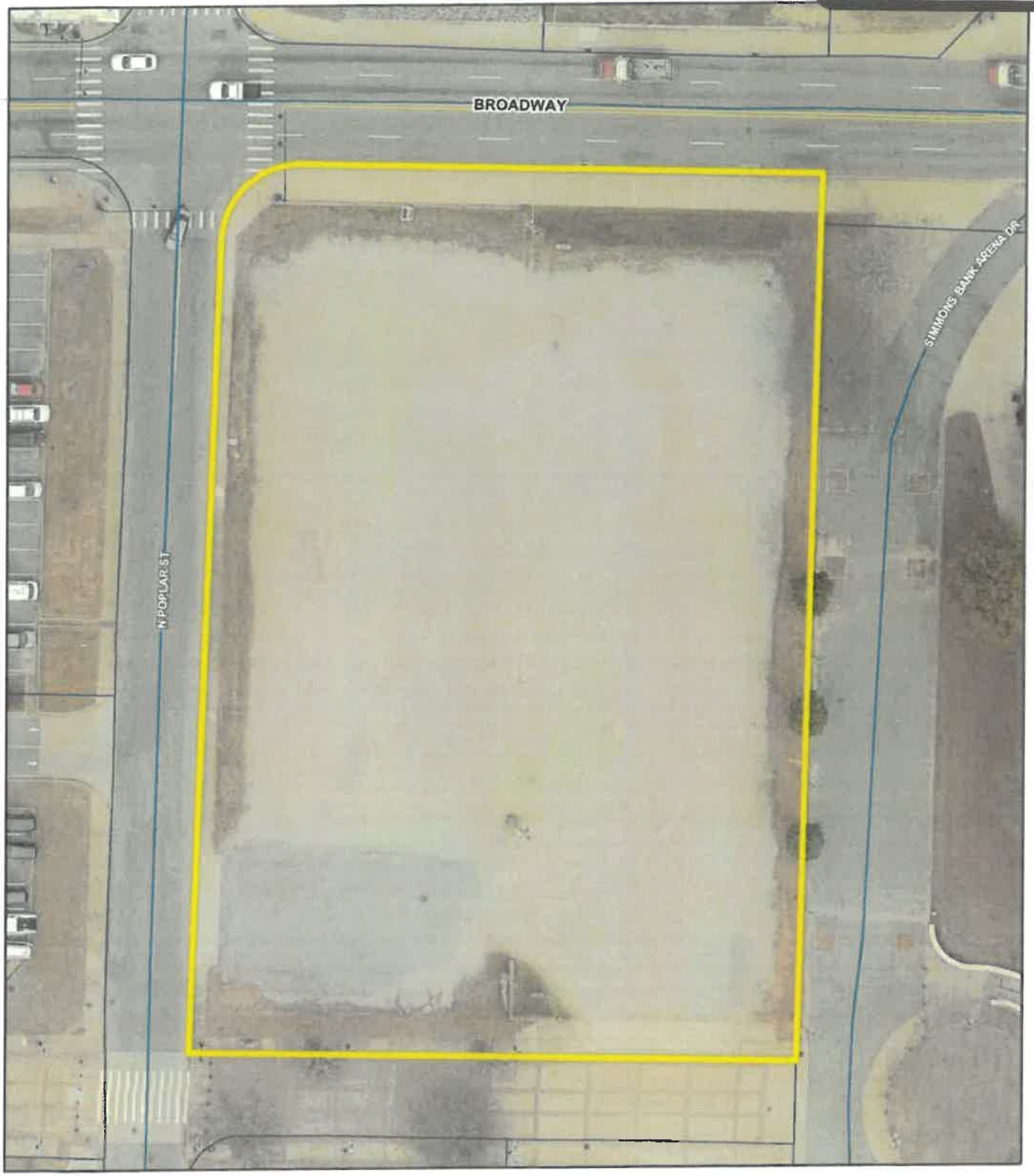
RECEIVED BY K. Thomas

EXHIBIT

tabbies

A

Conditional Use # 2024-08



Ortho Map

1 inch = 50 feet

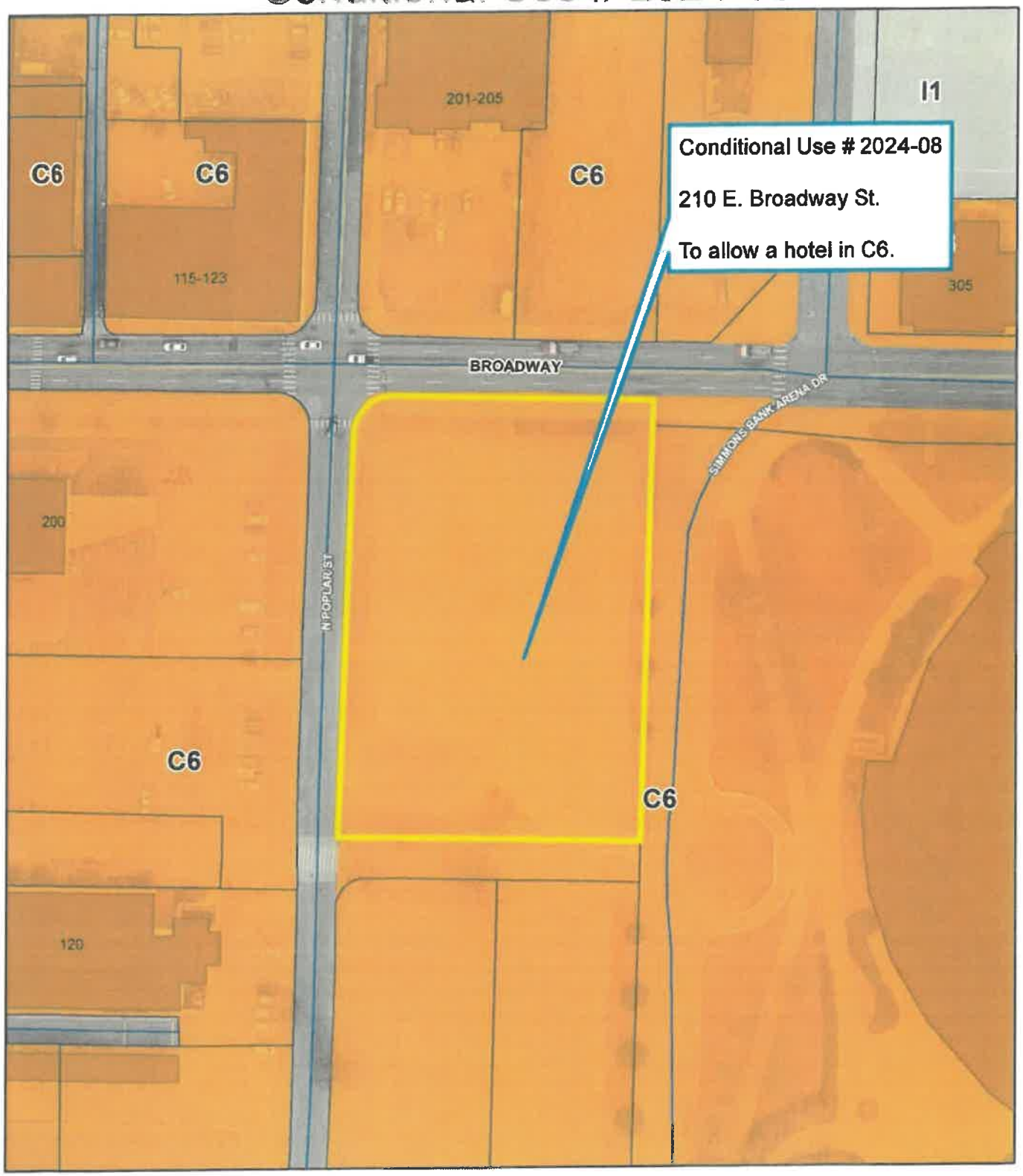
0 25 50 100 Feet

N W E S

Date: 2/15/2024

Map is not to survey accuracy

Conditional Use # 2024-08



Zoning Map

1 inch = 100 feet

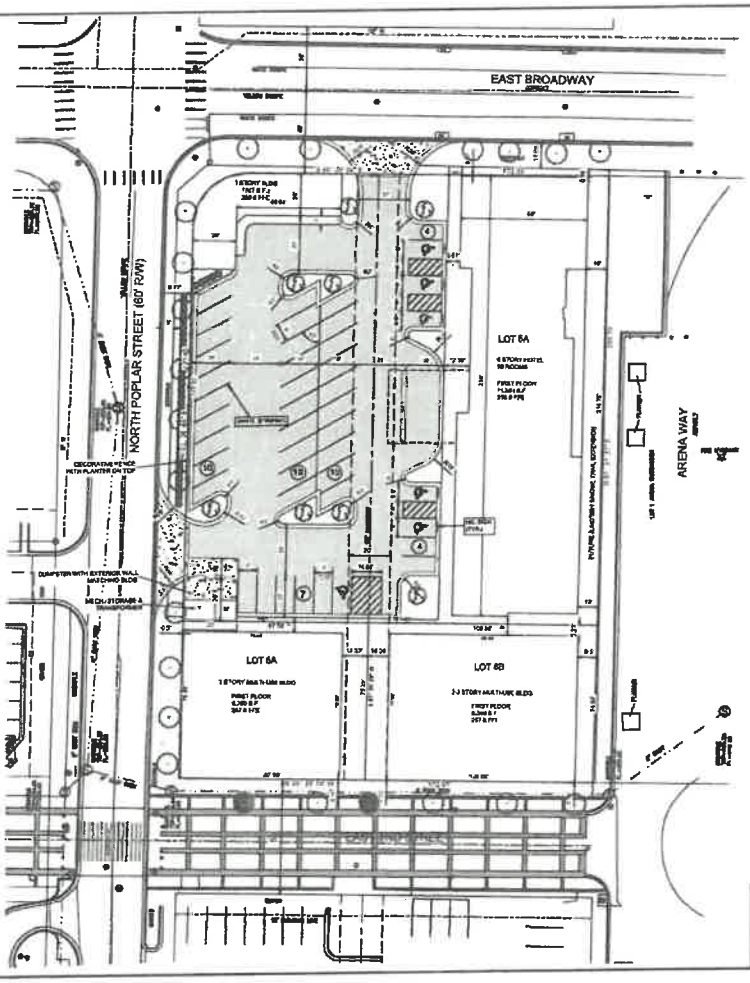
0 50 100 200 Feet

N W E S

Date: 2/15/2024

Map is not to survey accuracy

VICINITY MAP



LEGEND

LEGEND

SHOWS LIGHT ASPHALT PAVEMENT

SHOWS HEAVY ASPHALT PAVEMENT

SHOWS CONCRETE SIDEWALK

SHOWS STANDARD DUTY CONCRETE PAVEMENT

GRAPHIC SCALE

OWNER & DEVELOPER
ROSEBRARY STREET LLC
700 FRONT STREET, STE. 101
CONWAY, AR. 72032

PARKING
REGULAR 58 SPACES
ACCESSIBLE 4 SPACES
TOTAL 62 SPACES
REQUIRED 113 SPACES (HOTEL)

REVISED 3-11-24

THOMAS ENGINEERING COMPANY

SITE PLAN REVIEW
LOTS 6A, 5A, 6A & 6B, BLOCK 19
ORIGINAL CITY OF ARDENTA
NORTH LITTLE ROCK, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
			1

ARDENTA BLK 19.dwg

PLOTTED: 10/11/2024

THOMAS ENGINEERING COMPANY

civil engineers land surveyors

3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

October 15, 2024

Mr. Shawn Spencer, Director
North Little Rock Planning Department
700 W. 29th Street
North Little Rock, AR 72114

RE: Conditional Use Application
Lot A, Block 19, Original City of Argenta

Dear Mr. Spencer:

Please accept this letter to serve as our application for a conditional use request for Lot A, Block 19, Original City of Argenta. Based on the Planning Commission's non-support, we wish to be placed on the earliest available City Council agenda.

The property is currently zoned C6. The owner is requesting conditional use to allow for a 5-story hotel.

Items included with this submittal:

Conceptual Site Plan
Legal Description: Lot A, Block 19, Original City of Argenta
Letter from Property Owner (under separate cover)
Review Fee in the amount of $220.00

Developer Information:

Broadway Street, LLC
700 Front Street, Ste 101
Conway, AR 72032
Attn: Greg Nabholz

The owner is also requesting the following waivers of the landscape ordinance:

1. Waive bushes on Poplar Street adjacent to parking.
2. Waive new street trees on East 2nd Street.

The owner is also requesting a variance to allow a decorative fence along East 2nd Street adjacent to the parking.

If you have any questions, please give me a call.

Sincerely,

JOHN POWNALL BY

John R. Pownall, P.E.
President

cc: Greg Nabholz