

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 John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 118 East Washington Avenue to allow a hotel in a C6 zone, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on November 12, 2024.

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 IN THE ORIGINAL CITY OF ARGENTA, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps 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 SD2024-73.
2. Provide approval of the PUD zoning request, RZ2024-30 & RZ2024-31, prior to request for a building permit.
3. Meet the conditions of site plan review SD2024-74 & SD2024-75.
4. Meet the requirements of the Landscape Ordinance.
5. Meet the requirements of the Downtown Overlay District.
6. Provide the required 170 on-site parking spaces as typically required by ordinance, 5 spaces + 1.2 spaces per guest room.
7. The Planning Department shall perform an inspection that confirms that all requirements have been met prior to the issuance of a zoning certificate.
8. Applicant must meet all applicable Federal, State, County and City requirements.
9. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
10. 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.
11. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 *by AT*

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>10:43</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>12-3-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Conditional Use # 2024-15

EXHIBIT

A

tabbles



Ortho Map

1 inch = 50 feet

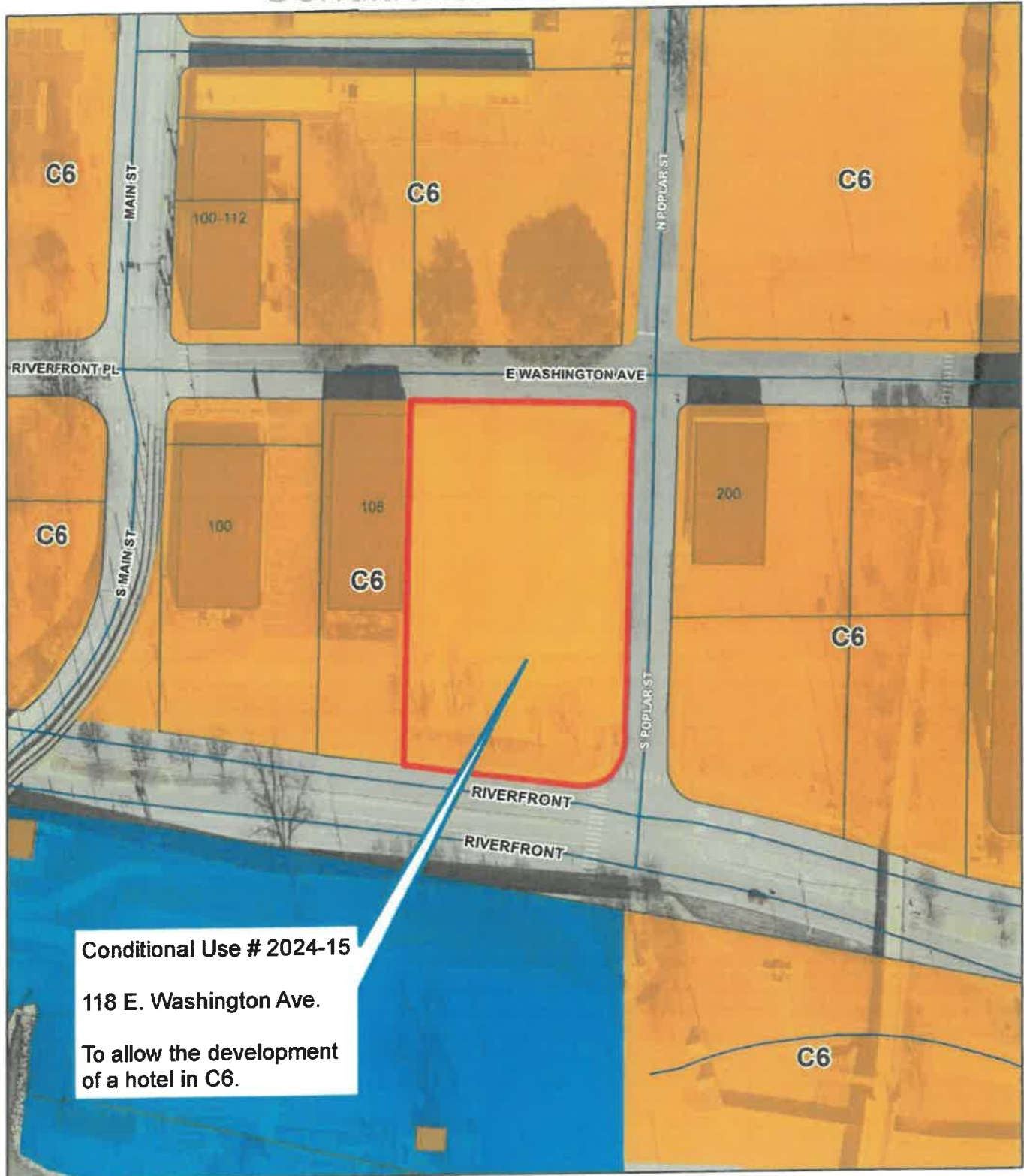
0 25 50 100 Feet



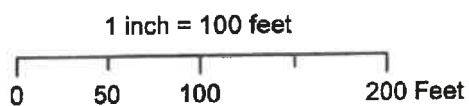
Date: 10/7/2024

Map is not to survey accuracy

Conditional Use # 2024-15



Zoning Map

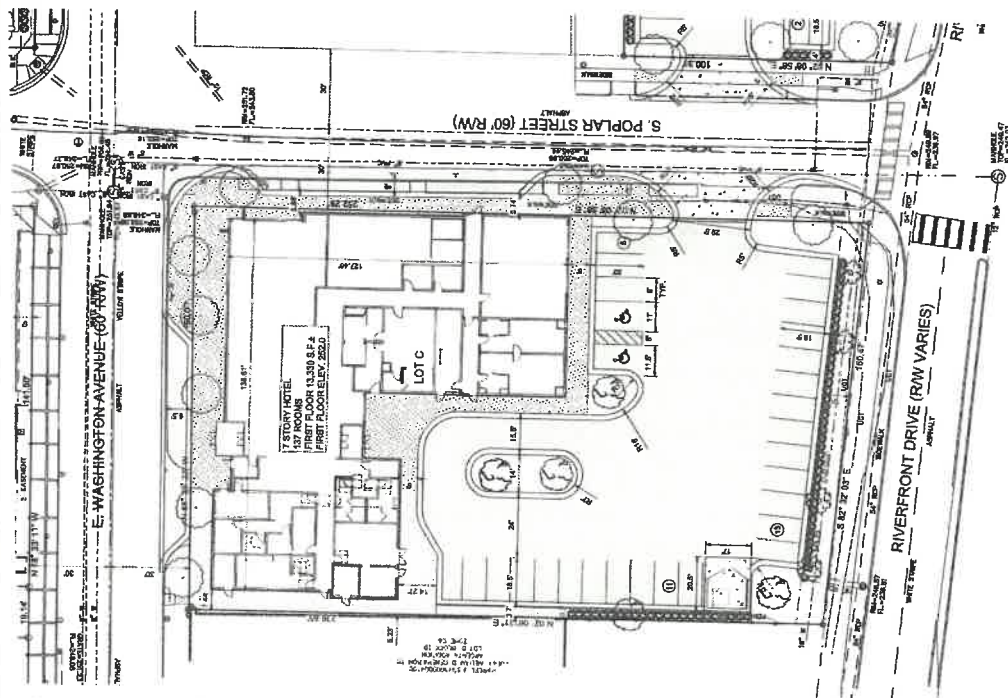


Date: 10/7/2024

Map is not to survey accuracy

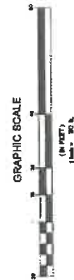


THIS SITE



PRELIMINARY - NOT FOR CONSTRUCTION

<u>PARKING</u>	REGULAR	ACCESSIBLE	TOTAL	REQUIRED



OWNER AND DEVELOPER:
MAKAN HOSPITALITY MANAGEMENT
15315 KANIS ROAD
LITTLE ROCK, AR, 72223

**THOMAS
ENGINEERING
COMPANY**

**SITE PLAN REVIEW
LOT C BLOCK 10
ARGENTA ADDITION
NORTH LITTLE ROCK, ARKANSAS
TEMPO HOTEL**

8810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72118
 TEL: 501-783-4482 FAX: 501-783-8814

APPROVED	DESIGN BY	DATE
	SP	8/24/74

SCALE
 1" = 10'

R1

STREET NO.

[illegible]

LEGEND

SHOWS LIGHT ASPHALT PAVEMENT



SHOWS CONCRETE SIDEWALK

SHOWS STANDARD DUTY CONCRETE PAVEMENT

SHOWS NEW PARKING LOT TREE 2 1/2" CALIPER
TREE 12'-15' HIGH (OCTOBER GLORY MAPLE -
ACER RUBRUM - OCTOBER GLORY, OR EQUAL)

SHOWS NEW STREET TREE 2 1/2" CALIPER TREE
6'-10' HIGH (SHULARD OAK - QUERCUS SHUM-
PER-ETNA)



SHOWS NEW STREET TREE 2 1/2" CALIPER TREE
5'-10' HIGH (RED BUD - CERCIS CANADENSIS, OR
EQUAL)

 SHOWS EXISTING TREE

 SHOWS NEW SHRUB 2 GAL. SHRUB AT 3" CENTERS
(BURNING HOLLY - ILEX CORNUT, OR EQUAL)

ADDITIONAL NOTES

1. ALL LANDSCAPED AREAS SHALL BE REVEGETATED.
2. TREES SHALL BE REPLACED APPROXIMATELY AS SHOWN ON PLAN.
3. TREES SHALL BE A MINIMUM OF 2" IN CALIPER.
4. TREES SHALL BE REPLACED WITHIN 90 DAYS OF REMOVAL.
5. REZ NORTH LITTLE ROCK ZONING ORDINANCE FOR AN APPROVED LIST OF TREES AND BUSHES.
6. THE REZ SHALL BE REVEGETATED WITHIN 90 DAYS OF REMOVAL.
7. THE REZ SHALL BE REVEGETATED WITHIN 90 DAYS OF REMOVAL.
8. THE REZ SHALL BE REVEGETATED WITHIN 90 DAYS OF REMOVAL.
9. THE REZ SHALL BE REVEGETATED WITHIN 90 DAYS OF REMOVAL.
10. THE REZ SHALL BE REVEGETATED WITHIN 90 DAYS OF REMOVAL.

SITE PLAN REVIEW NOTES

1. SITE CONTAINS A PROPOSED PARKING LOT.
2. BASIS OF BEARINGS: STATE PLAIN NORTH ZONE.
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERED JULY 6, 2013.
4. THIS PROPERTY IS ZONED C-8.
5. SETBACKS SHOWN ARE FOR C-8 ZONING.