O-25-7

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENTS CENTER IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 305 PHILLIPS ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Clifton Family LLLP, 1000 Cherry Hill Drive, North Little Rock, Arkansas 72116, seeking a special use for property located at 305 Phillips Road to allow an events center in an I2 zone, which application was duly considered and approved (5 affirmative votes; 3 absent; 1 abstention) by the North Little Rock Planning Commission at a regularly scheduled meeting held on January 14, 2025.

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 for an events center in an I2 zone for the subject real property located at 305 Phillips Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 9A of the Strauss Acres Addition to the City of North Little Rock, Pulaski County, Arkansas (See map attached hereto as Exhibit A.)

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

1. Meet the requirements of the 2021 Arkansas Fire Prevention Code for an A-2 occupancy including:
    a. Emergency lighting. (Volume 1 Section 1008)
    b. Approved exit signs. (Volume 1 Section 1013)
    c. Exit doors shall be side swinging. (Volume 1 Section 1010.1.2)
    d. Exit doors shall swing in the direction of egress travel. (Volume 1 Section 1010.1.2.1)
    e. Exit doors shall not be provided with a latch or lock other than panic hardware. (Volume 1 Section 1010.2.9)
    f. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
    g. An, A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
    h. An, A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with a fire alarm system meeting the requirements of the AFPC Section 907.2.1.
2. The approval of the events center is limited to Santos Rodriguez, 5315 Blueberry Drive, Little Rock, AR 72206-4979.
3. Provide licensed security for events serving alcohol.

4. Provide (1) on-site parking space per 5 occupants per the Fire Marshal's approved occupancy load.
5. The hours of operation are from 8 am to midnight daily.
6. All signs must comply with NLR 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:

Linda Robinson

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:35 A.M. _____ P.M.
By A Fields, City Atty
DATE 1/21/25

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

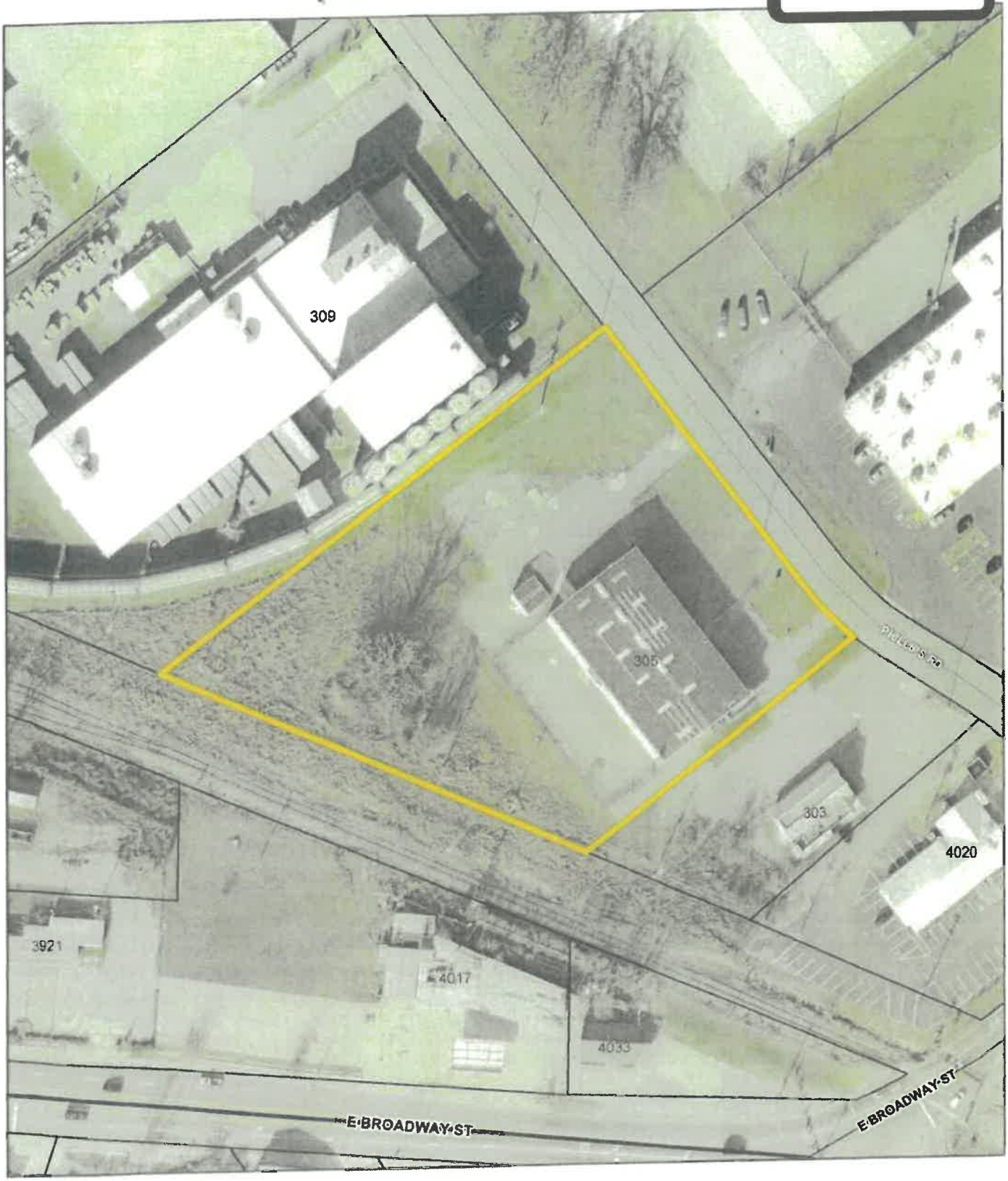
RECEIVED BY B Taylor

EXHIBIT

tabbies

A

Special Use #2025-02



Ortho Map

1 inch = 100 feet

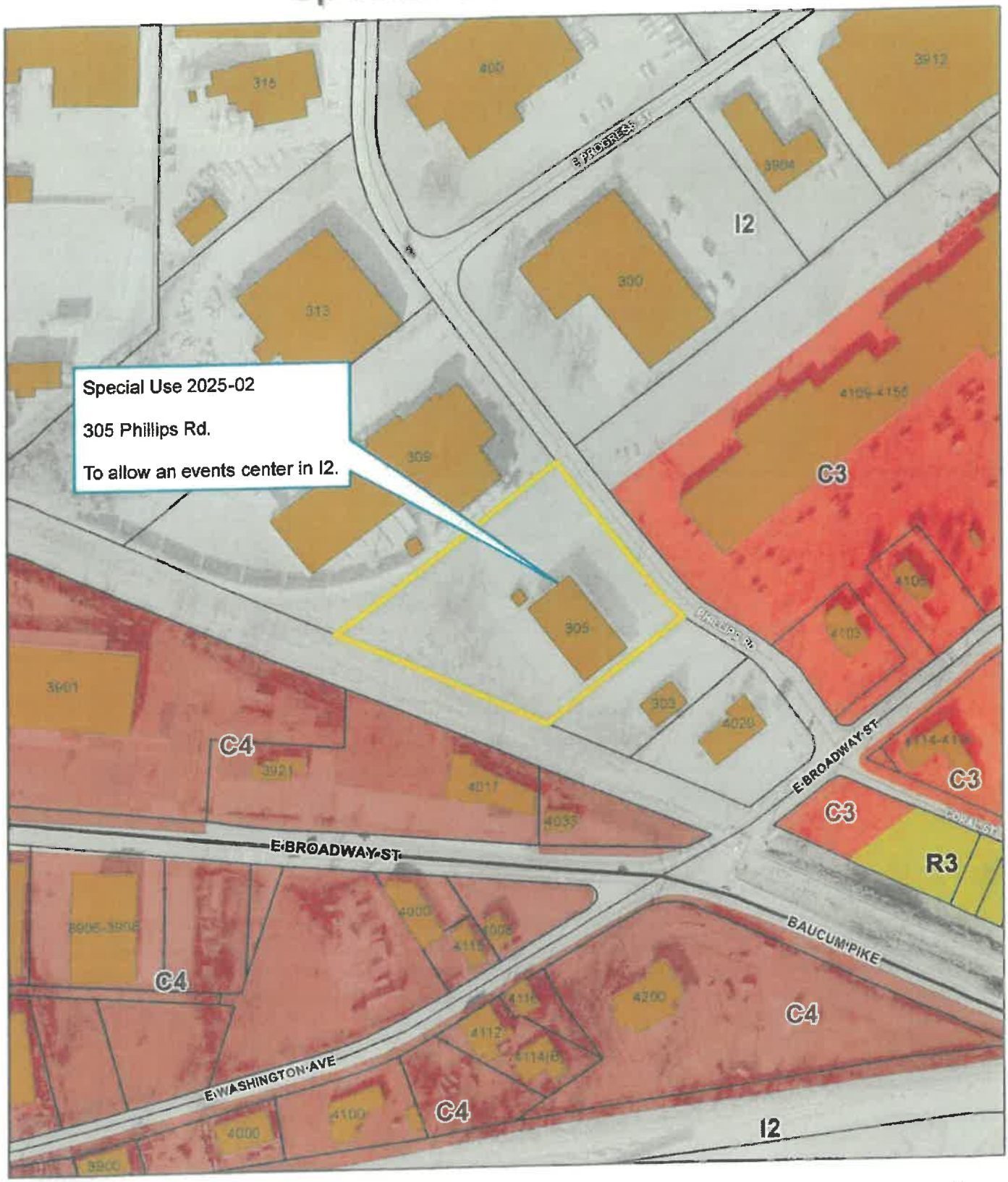
0 50 100 200 Feet

N W E S

Not an actual survey

Date: 12/31/2024

Special Use #2025-02



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

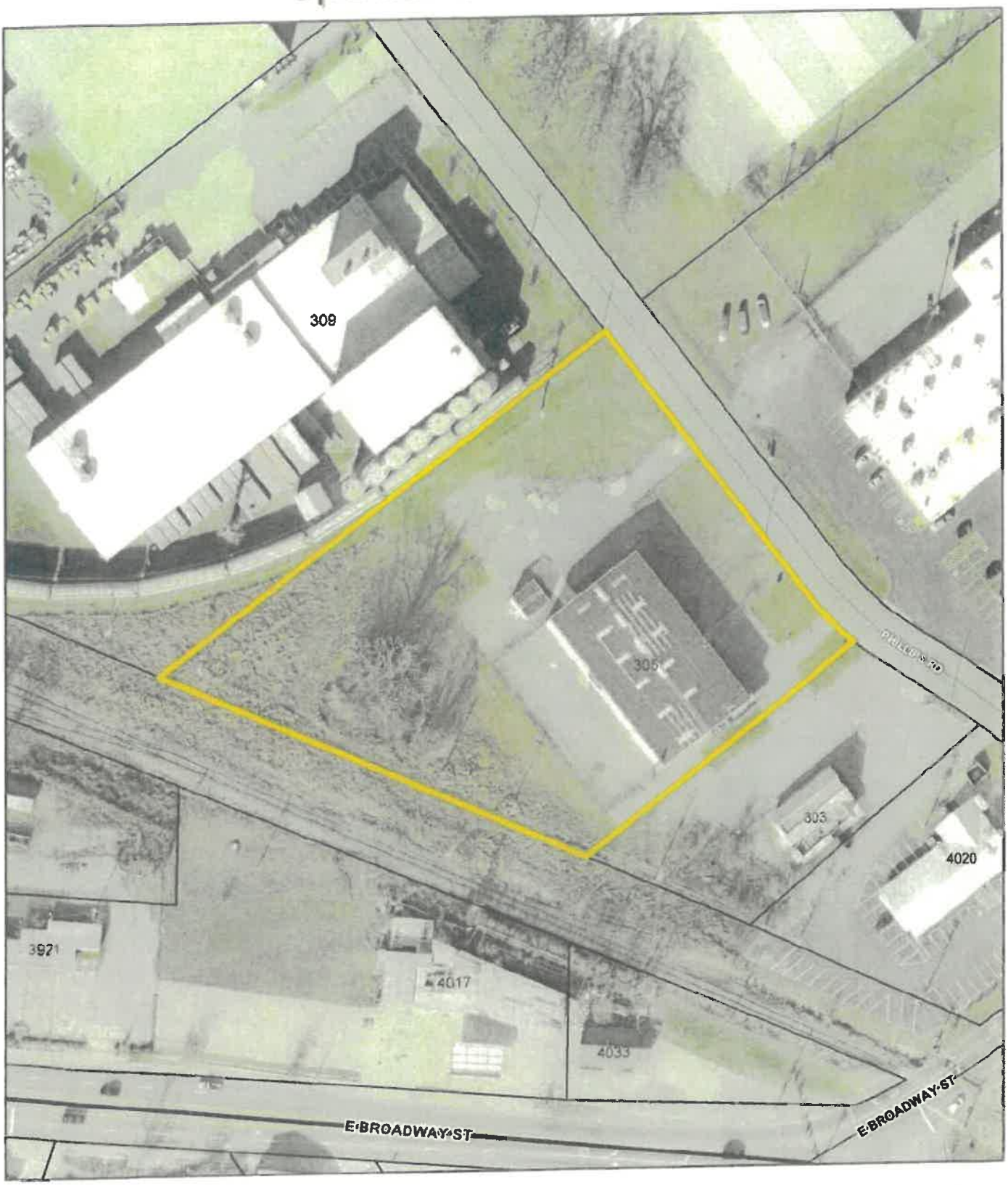
N W E S

Not an actual survey

Date: 12/31/2024

0-25.07

Special Use #2025-02



Ortho Map

1 inch = 100 feet

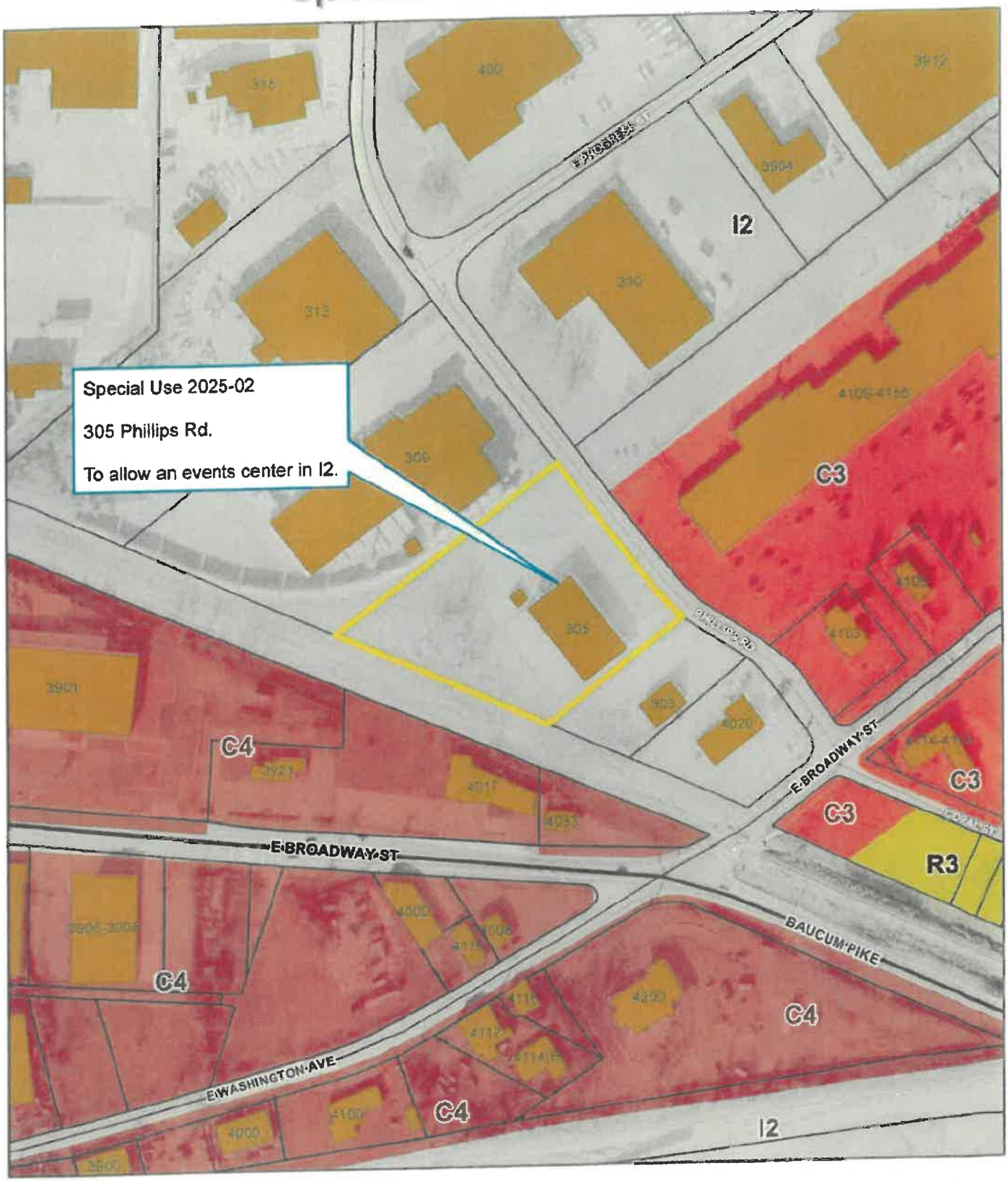
0 50 100 200 Feet

N W E S

Not an actual survey

Date: 12/31/2024

Special Use #2025-02



NLR PLANNING

Zoning Map

Date: 12/31/2024

1 inch = 200 feet

0 100 200 400 Feet

N W E S

Not an actual survey

December 10, 2024

North Little Rock Planning Dept
Regarding Special Use

This is regarding a special use permit request for an event center at 305 Phillips Rd. NI R AR.

I am requesting a special use permit to operate an event center located in this I-2 zone industrial area.

The proposed name will be the OK Events Center.

The hours of operation would be from 8am through 12am daily for activities and a cleanup time would be From 12am to 1am.

The plan would be to hold small to medium events as per the occupant compacity.

There is no onsite cooking facilities and food would be catered for each event.

The beer and wine permit will be applied for.

There is ample parking for this use.

The facility is fully sprinkled and fully equipped with an alarm system and is in a very limited residential area approximately one mile away.

Each event will have licensed security agents present.

The name of the tenant and operator is Santos Rodriguez, 5315 Blueberry Dr. Little Rock, AR 72206-4979.

Driver's License [redacted] [redacted]

Applicant and property owner: Norman Clifton.

Owner & Applicant/The Clifton Family LLLP by:
Norman E. Clifton, Operating Manager

SANTOS RODRIGUEZ

Tenant/Ok Events Center by:
Santos Rodriguez, Operator

12-23-2024

NLR Planning Dept.

RE: Special Use Case #PSU025 0002

This will be the attached site drawing and information sheet for the above-mentioned special use case.

The applicant is Norman Clifton acting for the operator of The OK Event Center.

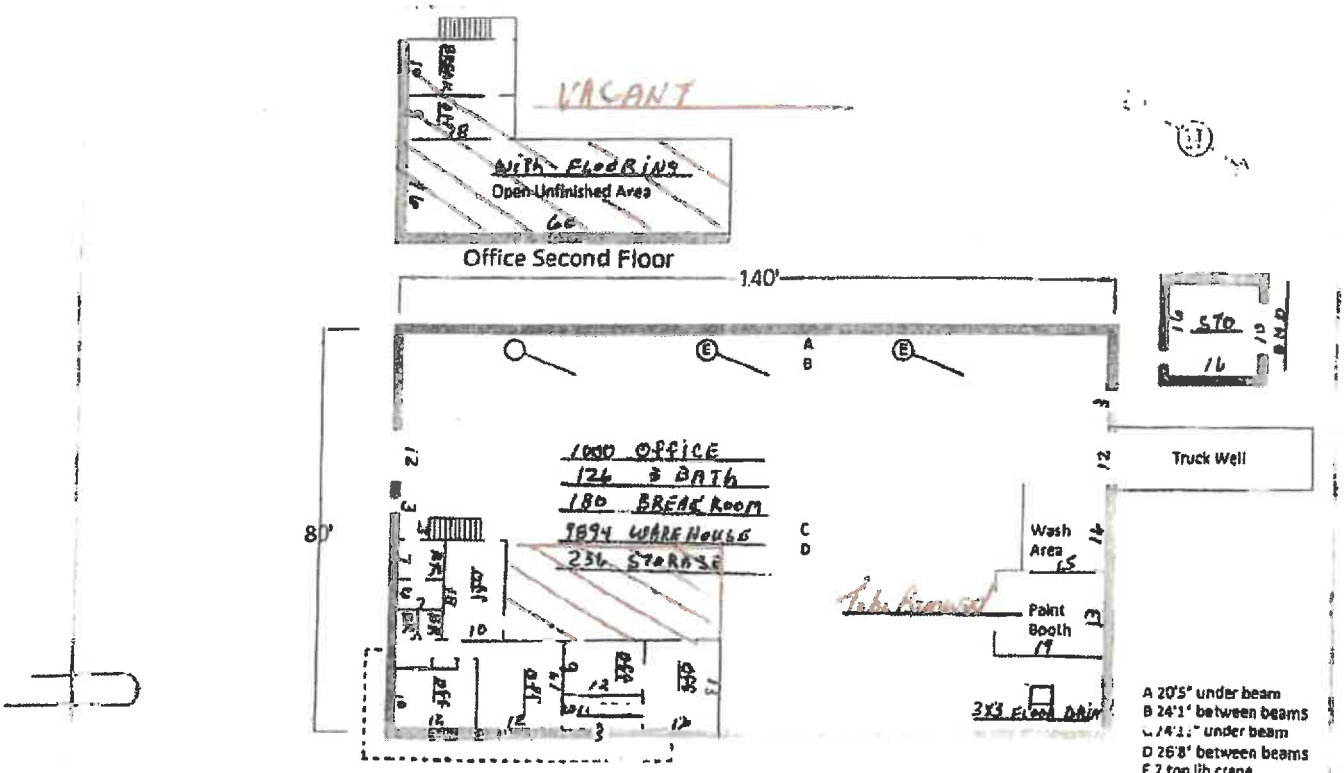
The attached 5 pages show the existing floor plan, the proposed floor plan, the existing and additional parking and the building usage square footage.

Total Building size		11,200 square ft.
Office 1st Floor	768 square ft.	
Office 2nd Floor-Vacant	1242 square ft.	
Mechanical room	100 square ft.	
Catered Storage	576 square ft.	
Fire Sprinkler	64 square ft.	
Equipment Room	360 square ft.	
Platform	820 square ft.	
Total		3930 square ft.

Usable Square Footage 7170 ~~7200~~ square ft.

727 People

145 parking spaces



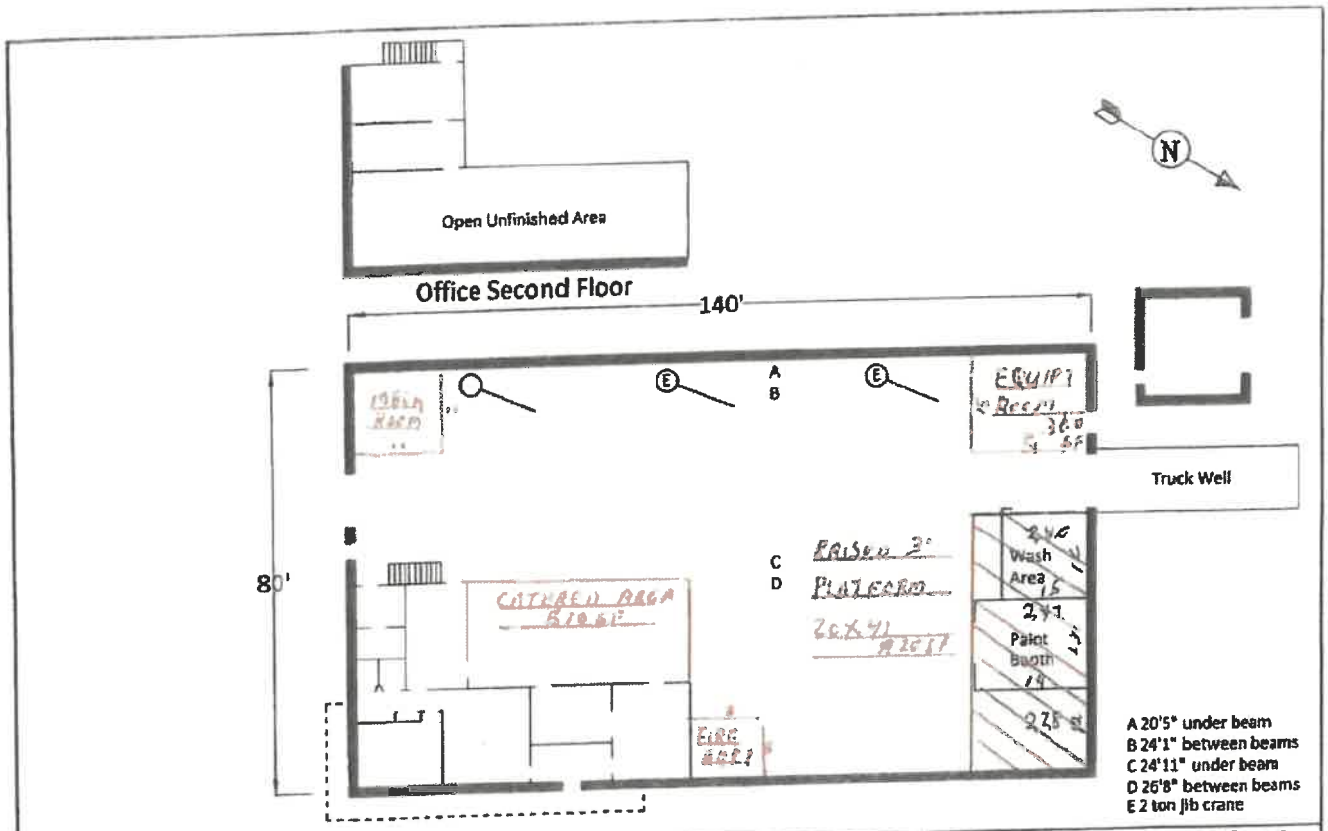
For further information contact:
Arkansas Economic Development Commission
(501)-682-7311

0 25' 75'
50' 50'
Scale

This drawing was prepared by the Arkansas Economic Development Comenission from information deemed reliable. The drawing should not be used as an as built drawing and any critical measurement should be verified prior to lease or purchase.

305 Phillips Rd

North Little Rock, Arkansas



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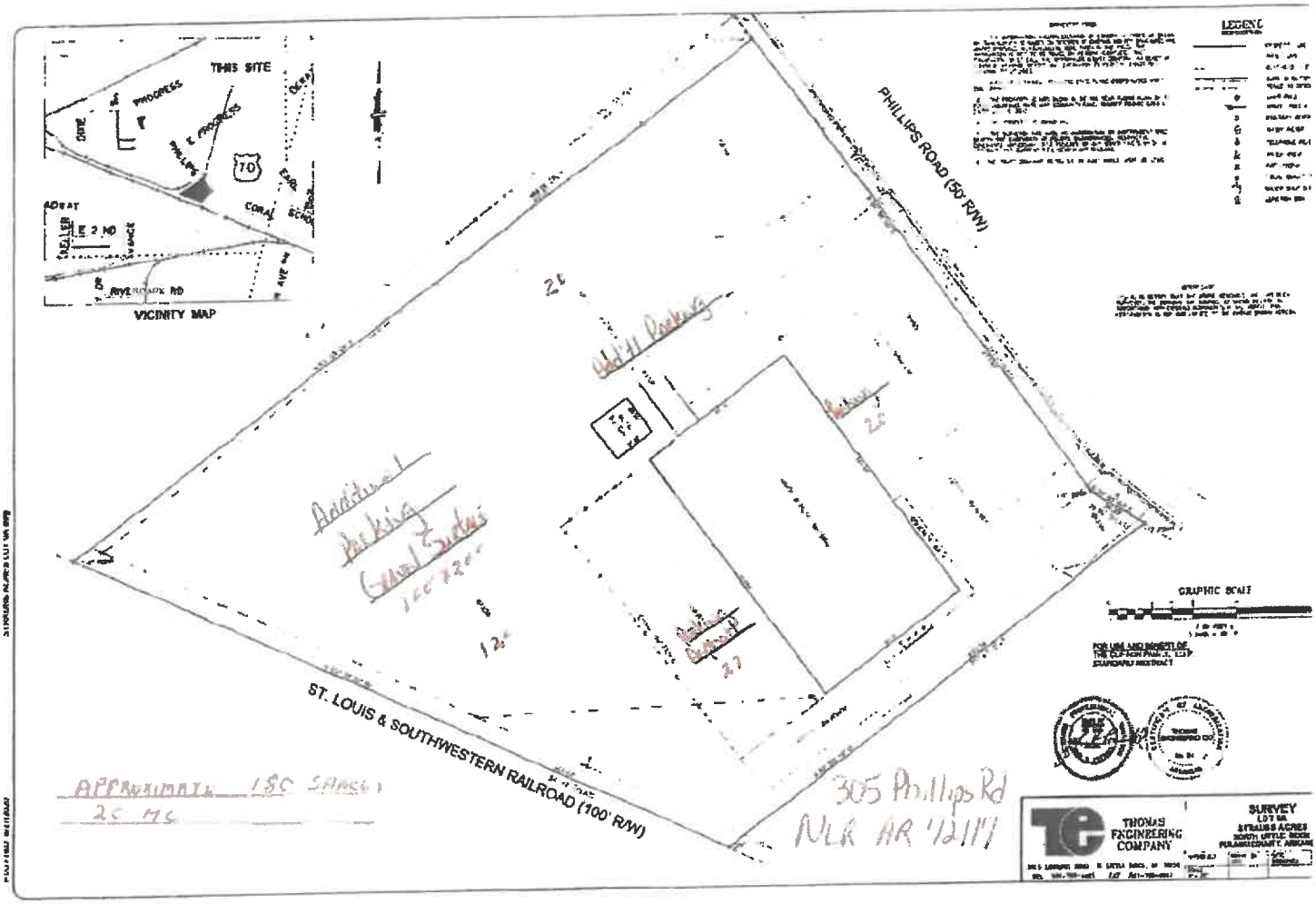
305 Phillips Rd

North Little Rock, Arkansas


THIS SITE
PROGRESS
DRIVE
E PROGRESS
PHILLIPS
70
CORAL
VICINITY MAP
LEGEND
PHILLIPS ROAD (50' R/W)
ST. LOUIS & SOUTHWESTERN RAILROAD (100' R/W)
GRAPHIC SCALE
THOMAS ENGINEERING COMPANY
SURVEY
305 Phillips Rd
NLR AR 72117

Occupant load calculation based on information in Special Use #2025-02 packet
This calculation makes assumptions that may not reflect the actual use of the space and therefore may not be accurate.

Breakdown of square footage
The building is 140x80 for a total ground floor area of 11,200 square feet. The second floor office area is additional square footage.

Office, first floor----------768
Mechanical Room----------100
Catered storage----------576
Fire sprinkler----------64
Equipment room----------360
Platform ----------820
Space remaining (called *usable*)----------8512
+_____

Ground floor square footage = 11,200
Office, second floor- 1242
+_____

Total building square footage = 12,442

Office, first floor----------768 Sq. Ft.
Office, second floor---------- 1242 Sq. Ft. (This is additional square footage)
+_____

Total office space= 2010 Sq. Ft.

Mechanical Room----------100
Catered storage----------576
Fire sprinkler----------64
Equipment room----------360
+_____

Total storage/mechanical/equipment space= 1,100 Sq. Ft.

Maximum floor area allowances per occupant (always round up)

Office ----------	2010 at 150 sq. ft. per occupant=	14 occupants
Storage/mechanical/equipment space----------	1100 at 300 sq. ft. per occupant=	4 occupants
Platform----------	820 at 15 sq. ft. per occupant=	55 occupants
Usable space set up with tables and chairs--------	8512 at 15 sq. ft. per occupant=	568 occupants
	+	+

Total square feet= 12,442. Total occupants=641 occupants

If the actual use of the space is different the occupant load could be more or less.

The occupant load determines what fire safety measures are required. Included in these are exit signs, emergency lighting, fire sprinkler systems, fire alarms, the number and size of exits, direction of the door swing, door hardware.

With a fire sprinkler system there has to be .15 inches of emergency exit capacity per occupant. 641 x .15 = 96.15 inches of exit space in a minimum of three exits. Three 35 inch exits will work provided the occupant load is correct.

1. KC Auto Repair
2. Air Gas
3. T & T Equipment
4. Starhouse Donuts
5. H & R Block
6. Pinkston's Pawn Shop
7. Tobacco Outlet
8. Guzman Auto Body
9. American Shifty
10. Taylor Diesel
11. Bradco
12. Circle K

Signatures next page

B

February 5, 2025

To : Mayor Hartwick and Council Members

We, the undersigned, would love to see the Rose City area attract more business activity that would draw more people coming into the area.

The more people that come, the better chance we have of gaining new business.

This area has remained stagnant for too long due to the unfounded reputation of the Rose City area.

We believe that bringing more people into our area will help our existing business and add more life and activity to our area.

We would appreciate your vote to approve this event center that we believe would help the Rose City area .

Thank you

1. [illegible]
2. [illegible]
3. [illegible]
4. Botnue
5. [illegible]
6. [illegible]
7. Donna [illegible]
8. OSMAN VALLE
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]

1. The Wash
2. P & J Auto
3. La Poblanita
4. Fadez One
5. El Campechano Mex Grill/Fish Market
6. Jackson Hewitt
7. Dollar General
8. Cricket Wireless
9. Family Dollar
10. Comedy Club
11. Interstate Tire
12. The Vault Smoke Shop

Signatures next page

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Thank you

1. Roderick
2.
3. Pedro Lopez
4. Ulysses Harris
5. Sebastian Gutierrez
6. Derrick Owens
7.
8.
9.
10.
11.
12. Jared Hall

12

February 5, 2025

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Thank you

Hums Hardware

ABC Supply

People's Bank

Flowmasters

Payne's Auto Repair

Odus Pack Bldg. Material

L6LF

Sebastian Tire

City Market

Jesse Williams

J & J Grocery

Sweet Poppa's Restaurant

Rose City Shopping Center

Judean Brown

Superior Funeral Services