

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 115 WEST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mollie Cerna of Tea Parties and Company, 115 West Broadway Street, North Little Rock, Arkansas 72114, seeking a Special Use to allow an event center in a C6 zone located at 115 West Broadway Street, which application was duly considered an approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 18, 2025 (see letter from Ms. Cerna attached hereto as Exhibit A).

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 115 West Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 6, Block of the Hudson's Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit B).

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

1. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center.
2. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sounds is not permitted.
3. Limit the number of event participants to 20 guests.
4. Provide one (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 6 am to 10 pm daily.
6. Provide licensed security for events serving alcohol.
7. All signs must comply with Article Fourteen of the North Little Rock Zoning Ordinance.
8. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
9. 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.
10. 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Linda Robinson
Council Member Linda Robinson

Diane Whitbey, City Clerk

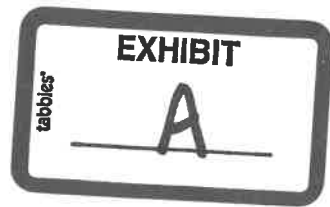
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:27</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>12-2-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

TEA PARTIES AND COMPANY



September 18, 2025

Donna James

City Planner

Donna,

Tea Parties and Company plans to bring a new option for family fun and memories to North Little Rock. From Tots Tea for the younger ones, to custom-themed birthday teas from the older, I am excited to be able to provide an inclusive space safe for many ages to celebrate important moments over tea and the company around.

This historic home once housed a Doctor and his wife as they lived and worked at the property until the current owner, Don Blakey, bought the home from the family. The unique location combined with the layout and historic preservation makes it the perfect place to grow Tea Parties and Company.

With two large living spaces I can offer a more customized experience for different age groups—such as lower tables for the little tots while still having a larger adult table in the formal room. While every event and party will be intentionally unique, a common theme will be a re vamped etiquette lesson, a hands-on experience with history, and fun through play and imagination. Tea parties will have 10-20 seats available depending on the age range.

While 10 cars can safely fit on the property, there is ample additional parking around the surrounding area. Other events, such as baseball games, will also be taken into consideration when setting dates. As a mom myself, safety of guests is key consideration in every party planned. For the foreseeable future Tea Parties and Company will operate by appointment only, with no set hours. This ensures the safety and privacy of myself and guests.

I look forward to creating more memories in North Little Rock.

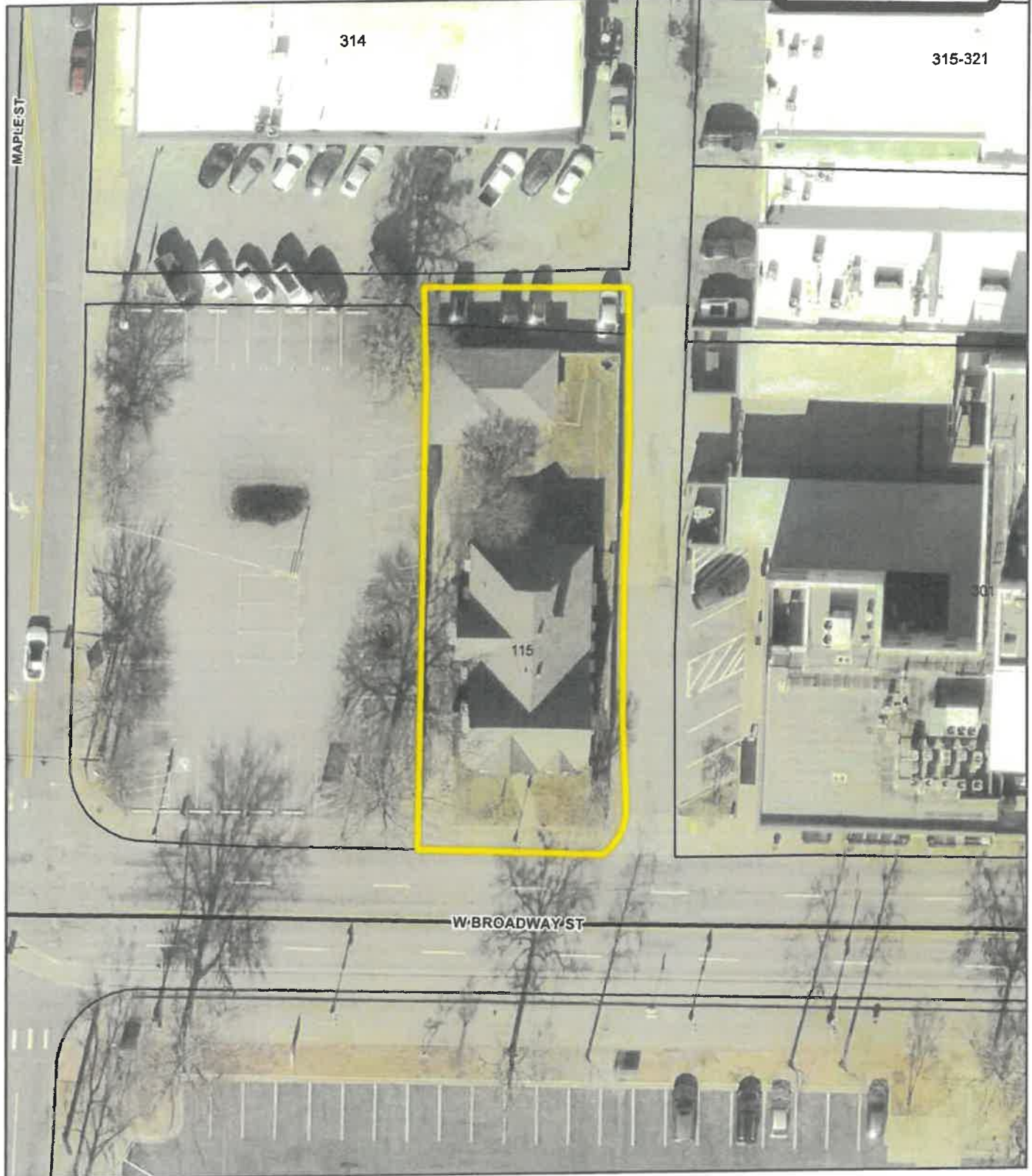
Cheers,

Special Use #2025-17

EXHIBIT

B

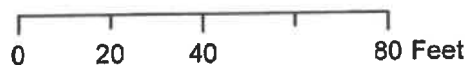
tabbies



Ortho Map

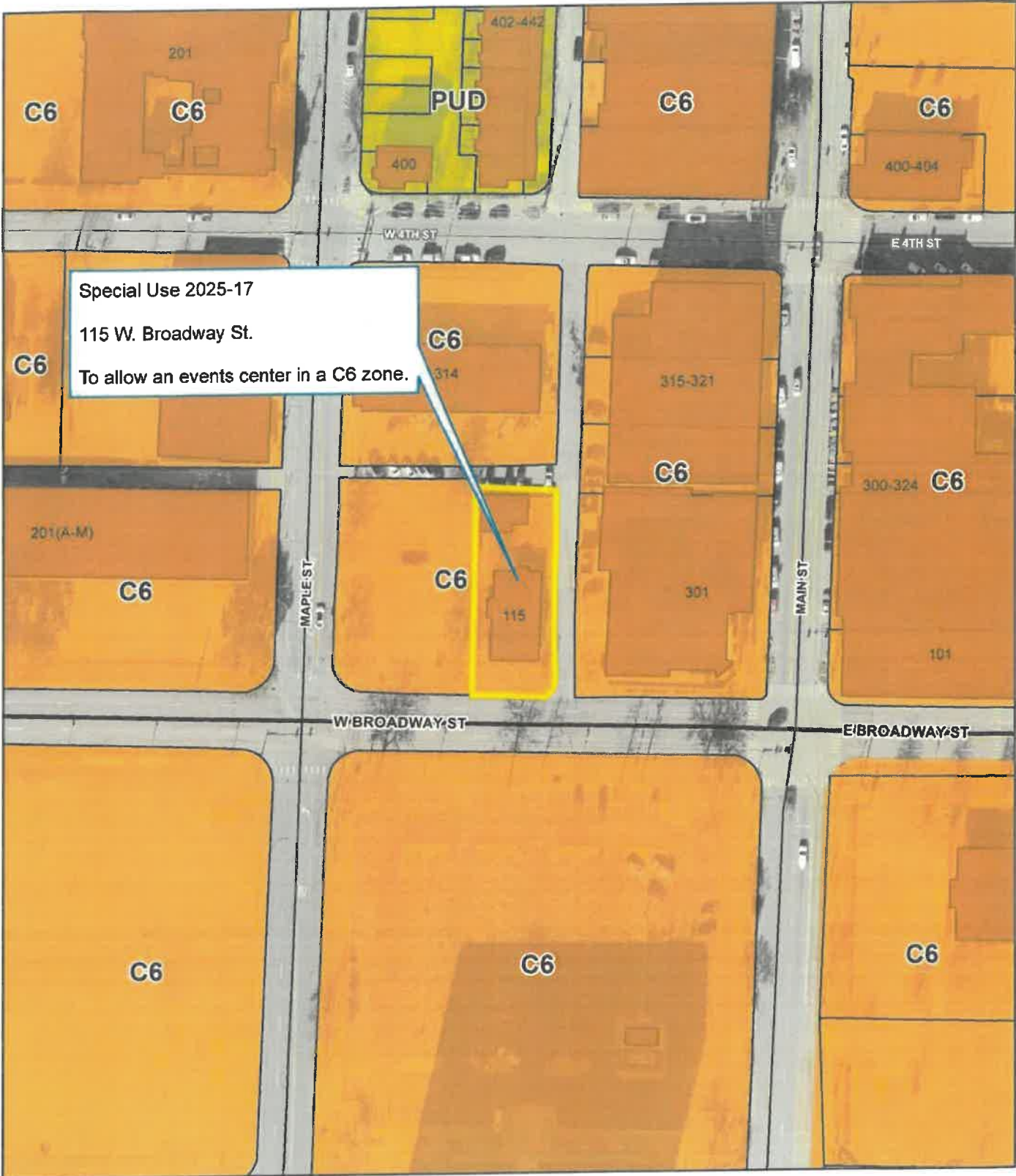
Date: 9/25/2025

1 inch = 40 feet



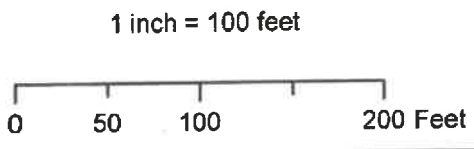
Not an actual survey

Special Use #2025-17



Zoning Map

Date: 9/25/2025



Not an actual survey