

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 9713, WHICH GRANTED 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, on November 24, 2024, the North Little Rock City Council adopted Ordinance No. 9713, which granted a Conditional Use to allow a hotel in a C6 zone for certain real property located at 210 East Broadway in the City of North Little Rock; and

WHEREAS, the original Conditional Use was based on a Site Plan that included an additional building in a corner lot that the applicant wishes to now use as a parking lot; and

WHEREAS, on behalf of Broadway Street LLC, John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72113, sought approval of the revised Site Plan from the North Little Rock Planning Commission, which duly considered and approved the revision (8 affirmative votes; 1 abstention), at a regularly scheduled meeting thereof held on December 9, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9713, and the subject Conditional Use, are amended to allow a parking lot in place of a building on 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 4A, 5A, 6A & 6B, BLOCK 19 OF THE 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 Case # SD2025-59.
2. Meet the requirements of Ordinance # 9714, which approved a Special Use to allow satellite parking at 503 Olive Street to serve as 24/7 valet parking for the hotel.
3. Meet the requirements of Ordinance #9730, which approved the waiver of the landscaping and fencing requirements and allowed portions of the landscaping to be located in the right of way on North Poplar Street and a fence to be placed in the front yard of the development along North Poplar Street and East Broadway.
4. Meet the requirements of the Downtown Overlay District.

5. Provide the required parking as typically required by ordinance (5 spaces + 1.2 spaces per guest room either by providing on-site or off-site satellite parking). All off-site parking must be provided by an executed parking agreement and the parking agreement(s) must be maintained in perpetuity.
6. 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.
7. The business shall limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
8. All illumination shall be shielded and directed away from adjacent property.
9. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
10. Applicant must meet all applicable Federal, State, County and City requirements.
11. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
12. Required permits and/or business license must be obtained within 12-months of the date of approval of the Conditional Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Conditional Use.
13. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Conditional Use and/or removal of electric power meter.

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:

Linda Robinson

Council Member Linda Robinson 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 10:45 A.M. _____ P.M.

By AB Fields, City atty

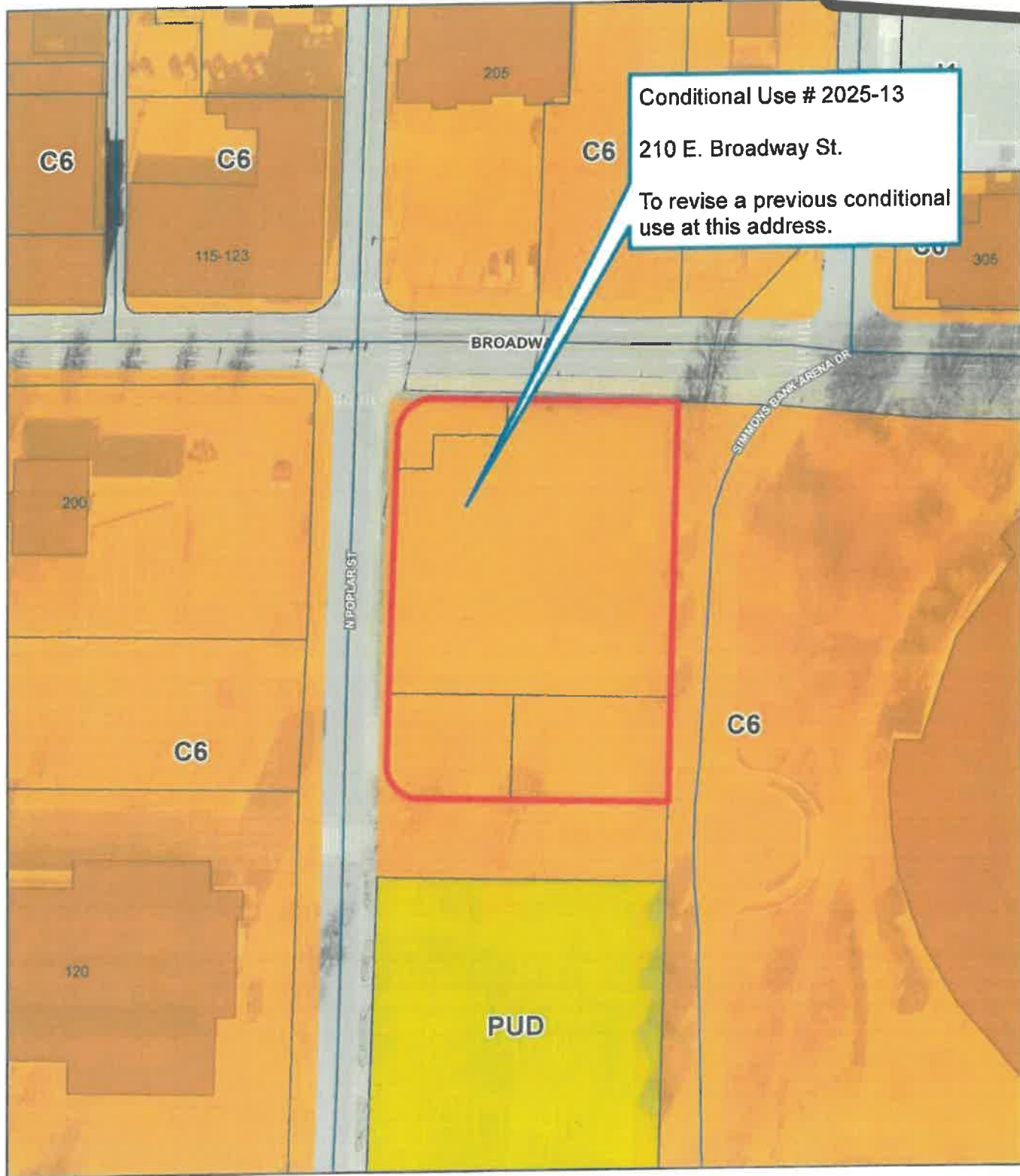
DATE 1/6/26

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

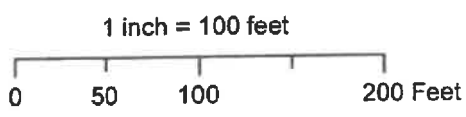
RECEIVED BY BTon/N

Conditional Use # 2025-13

EXHIBIT
tabbles' A



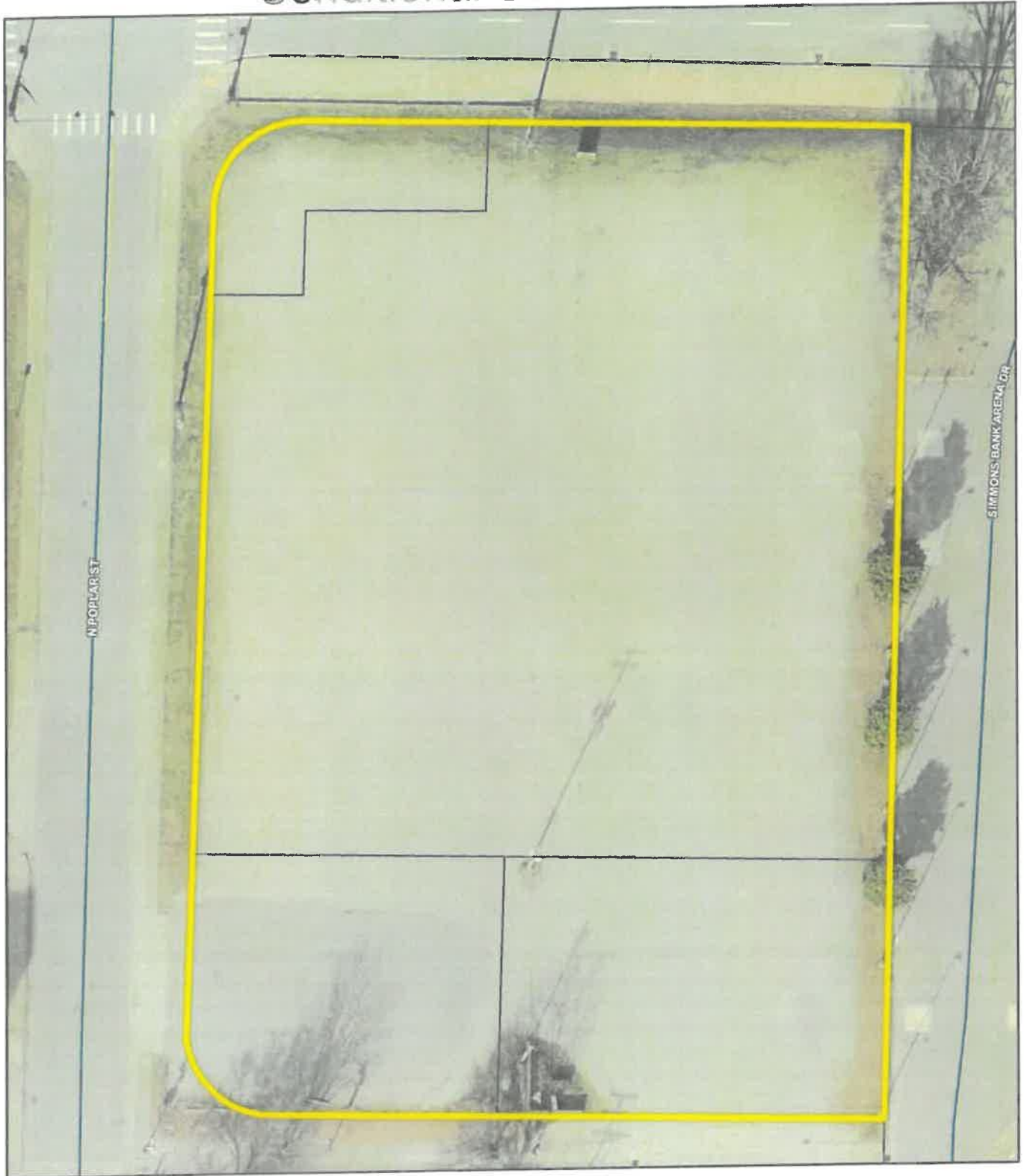
Zoning Map



Date: 11/12/2025

Map is not to survey accuracy

Conditional Use # 2025-13



Ortho Map

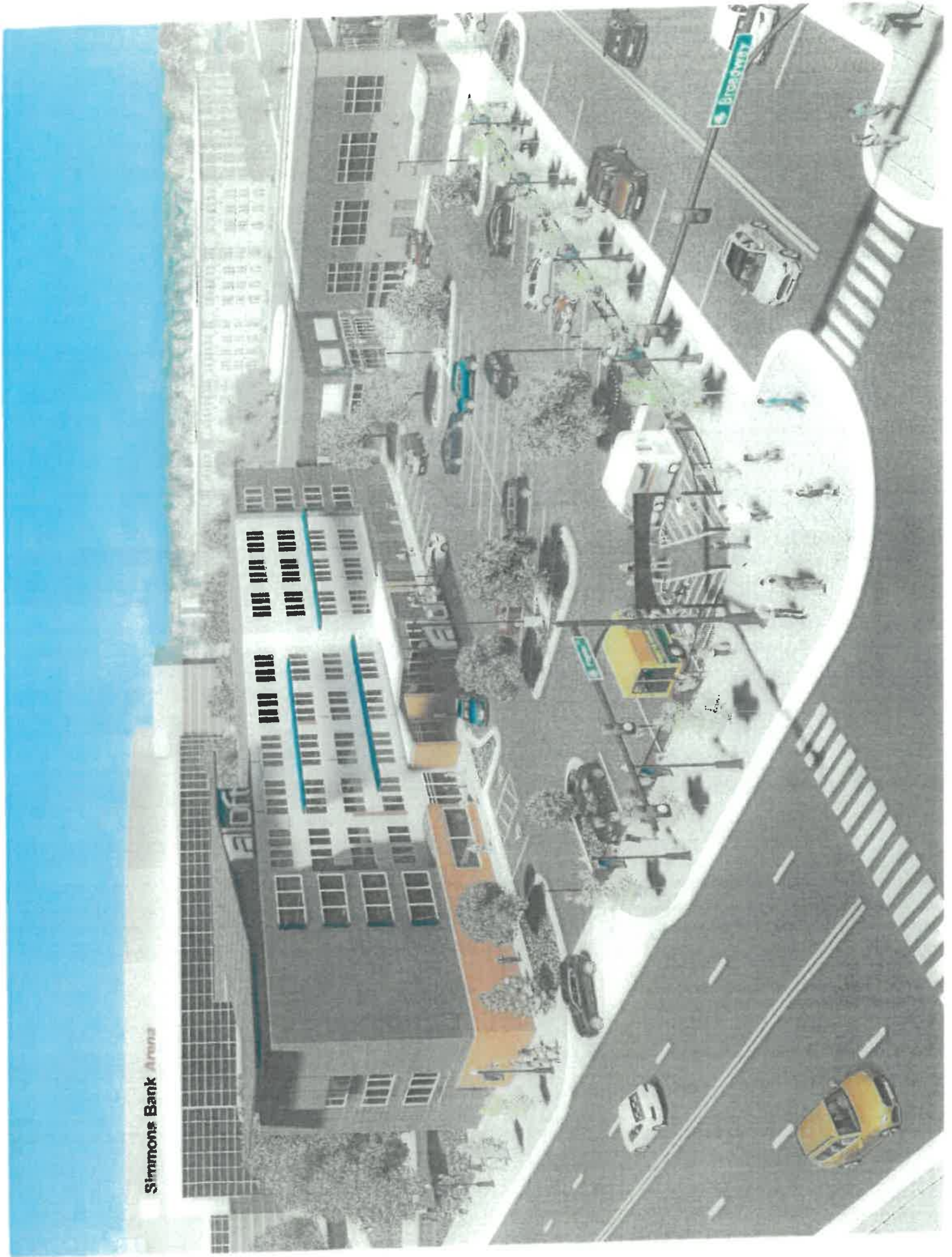
1 inch = 40 feet
0 20 40 80 Feet



Date: 11/12/2025

Map is not to survey accuracy

Simmons Bank Arena



Simmons Bank **Arena**

aloft

Broadway

