

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN AN I1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5313 MCCLANAHAN DRIVE, SUITES G-1 AND G-2, IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Whitney Dobbins, 5313 McClanahan Drive, Suite G-1, North Little Rock, Arkansas, seeking a Special Use to allow an event center in an I2 zone located at 5313 McClanahan Drive, Suites G-1 and G-2, 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 October 14, 2025 (see letter from applicant 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 an I1 zone located at 5313 McClanahan Drive, Suites G-1 and G-2 in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as all of Lot 1, except beginning at the NE Corner of Lot 1 S34 51"W 23.95-feet N87 47'33"W 773.48-feet N17 20'40"W 10.56-feet S88 32'E 790-feet to the point of beginning, of the Somers Commercial Park Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps and drawings 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 50 guests.
4. Provide (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 Wednesday and Thursday from 5 pm to 8 pm, Friday from 5 pm to 9 pm, Saturday from 10 am to 6 pm and Sunday from noon to 6 pm.
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:

Council Member Scott Fowler

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED _____ A.M. _____ P.M.

By _____

DATE _____

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

RECEIVED BY _____

EXHIBIT A

Girly Girls Mobile Spa and More, LLC
5313 McClanahan Dr. ste G-1 & G-2
North Little Rock, AR 72116
girlygirlslr@gmail.com
501-615-7852
Date:9/22/2025

Zoning Department
North Little Rock Planning
700 W. 29th Street
North Little Rock, AR 72114

Re: Zoning Clarification and Continued Use for Girly Girls Mobile Spa and More, LLC

To Whom It May Concern,

I hope this letter finds you well. I am writing on behalf of *Girly Girls Mobile Spa and More, LLC*, a small, women-owned business located in North Little Rock, to request clarification and continued support regarding our current zoning designation and permitted business activities.

Founded in 2018, *Girly Girls Mobile Spa and More, LLC* is an event planning and youth empowerment business dedicated to cultivating self-awareness, high self-esteem, and self-love in our youth. Our primary audience includes children and adolescents ages 3 to 14. Through creative play, mentoring, and themed spa-style experiences, our mission is to build self-confidence and promote love for oneself and one another in a nurturing and playful environment.

Our services include:

- Onsite and offsite mobile spa activities to enhance Social Emotional Learning
- *Creative Play Stations* to promote life like skills, enhance soft skills, and critical thinking skills
- Community/private activities for assembly use
- Custom favors, snacks, and personalized gifts
- Community and school engagement include fundraisers, sleepovers, and youth-focused events

When I launched the business, I received approval from our then-leasing company, *General Properties*, to utilize the space as a multi-purpose venue. Since our opening, the location has supported a wide range of community and youth-centered activities, including educational meetups, mentoring workshops, and creative development sessions.

We are aware that Girly Girls Mobile Spa and More, LLC has been categorized under “spa” due to the spa-like nature of our services. However, it's important to note that these services are not traditional spa treatments, but rather tools used for creative, emotional, and social development. Our programming incorporates play therapy-inspired setups and group activities that support social-emotional learning (SEL), confidence building, and positive identity development.

Our space holds a **maximum occupancy of 50 people**, and is often used as:

- An educational and mentoring hub
- A site for community service projects
- A youth engagement and celebration center
- Special events and meeting

Our business operates on an appointment-based schedule, with hours of availability Wednesday–Thursday from 5:00 PM to 8:00 PM, Friday from 5:00 PM to 9:00 PM, Saturday from 10:00 AM to 6:00 PM, and Sunday from 12:00 PM to 6:00 PM. We are closed on Mondays and Tuesdays.

Any use of hours for activities prior to opening or closing hours must be approved.

I would like to provide context regarding our transition into the current building. Prior to relocating due to HVAC issues at our previous space, I began the transition into our current location before the official lease was signed. Because I was a tenant with General Properties for three years, I was permitted to begin operating while completing the formal lease process. At the same time, I visited the zoning and city offices to update our address. At that point, I was not informed that the building had two electric meters. The signage on the building clearly reads “Ste G-1” (I can provide a picture if needed), so I used “Ste G-1” when updating records with both zoning and the city. Later, North Little Rock Electric informed me that “G-1” had not operated in over three years, and I was instructed to resubmit an application. I was unaware of the “G-2” meter until I received a reminder for payment from General Properties. When General Properties sold the building, I was asked to move the electricity into my name; however, in order to do so, I had to rezone and update records with the city to reflect both G-1 and G-2 so North Little Rock Electric could authorize the account.

Given our focus on youth development, creative programming, and positive community impact, we respectfully request a review of our zoning designation to ensure it reflects the true nature and scope of our operations. We want to ensure that we remain compliant while continuing to serve the families and children of North Little Rock.

Thank you for your time and consideration of this matter. I welcome the opportunity to provide any additional documentation or meet with the zoning department to further discuss how Girly Girls Mobile Spa and More, LLC aligns with the city’s goals for small business development and youth empowerment.


Warm regards,

Whitney Dobbins

Owner & Founder

Girly Girls Mobile Spa and More, LLC



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194

COALING TWOCENT

CHURCH OF CHRIST

SOMERS AVENUE

McCLANAHAN DRIVE. M - Clarksburg

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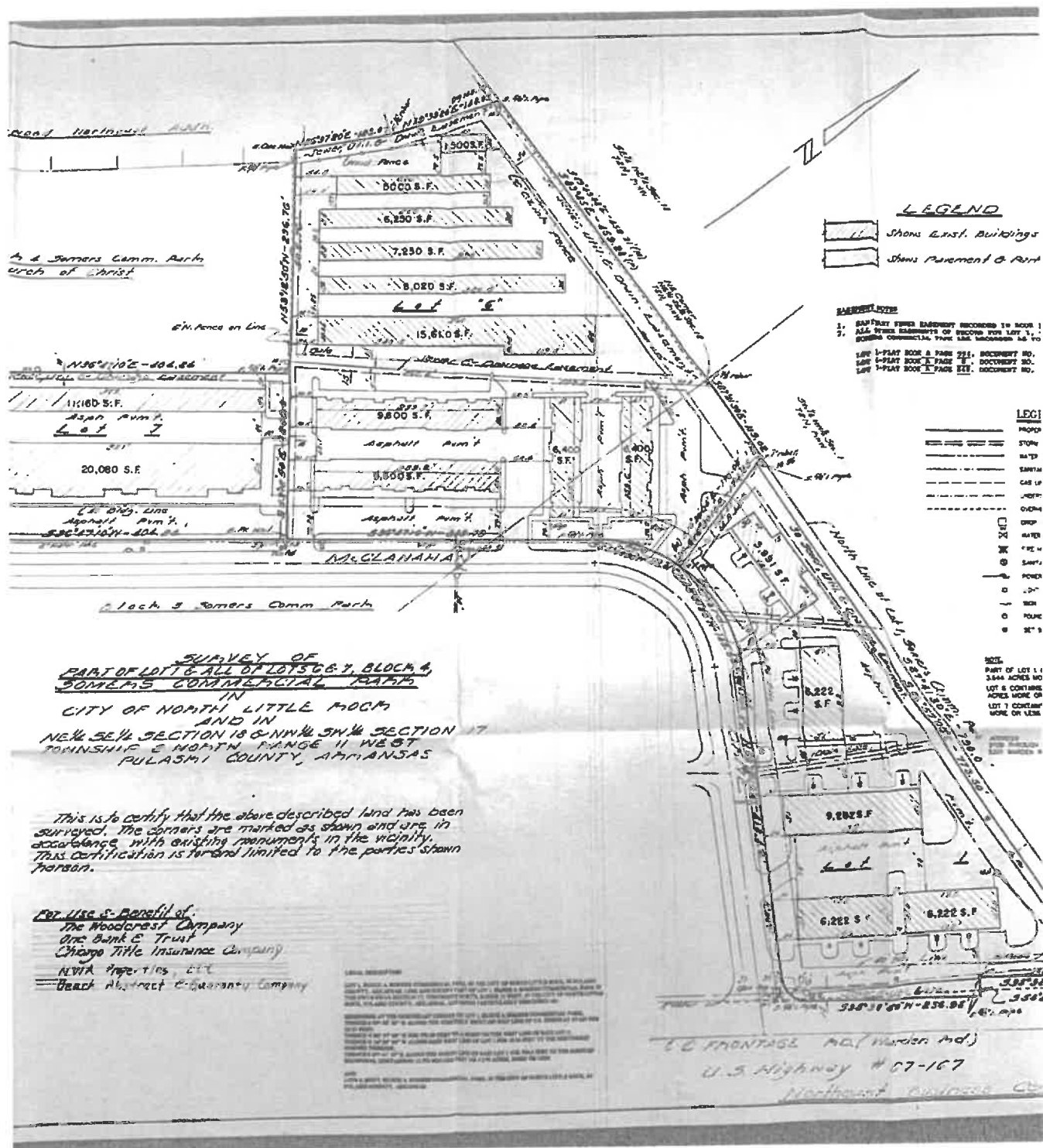
5301 Warden Rd

WARDEN ROAD

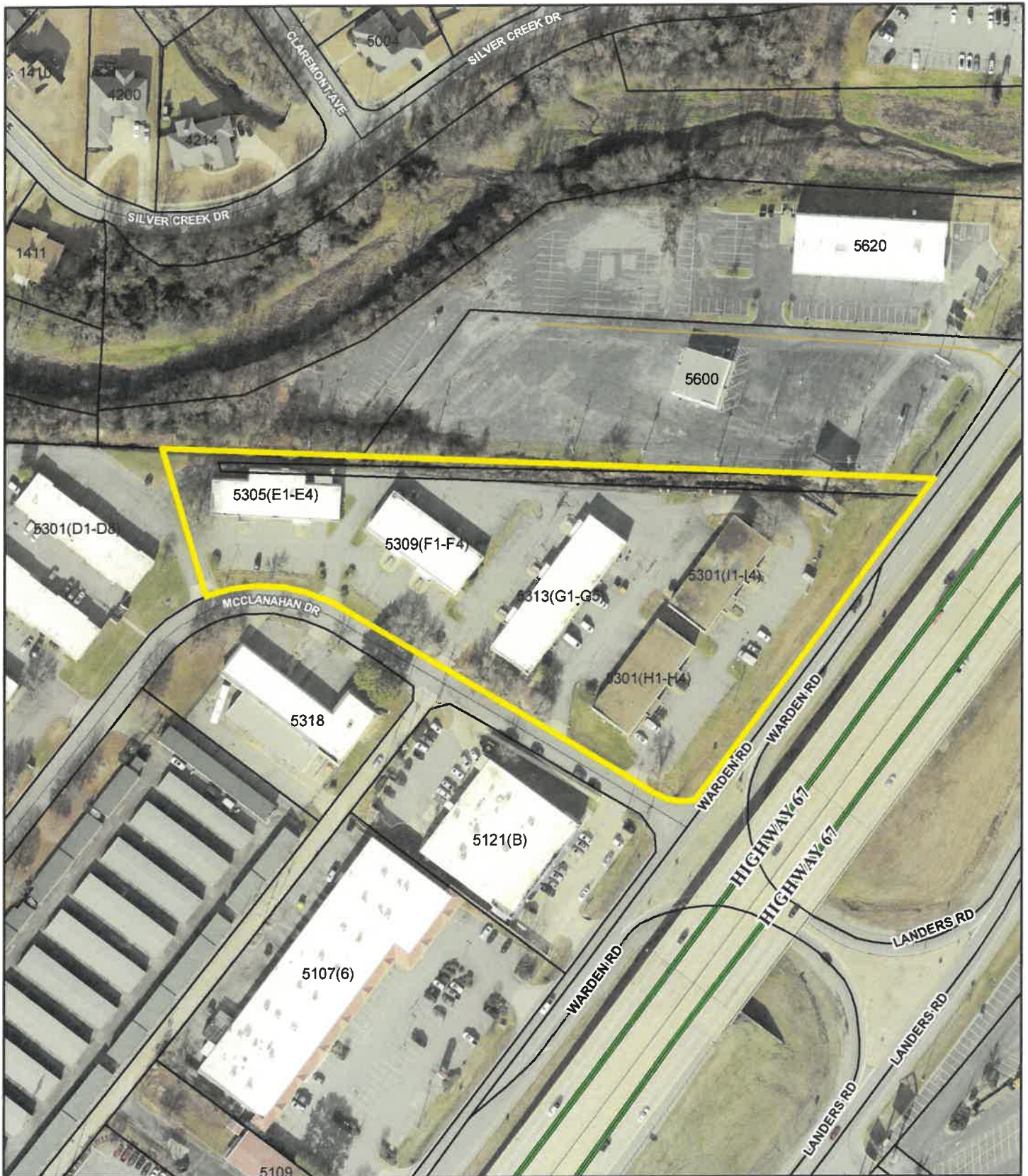
U.S. HIGHWAY 67-163

NORTHEAST BUSINESS CENTER

PHASE ONE	75,600 SQ. FT.	NET	74,400 SQ. FT.
PHASE TWO	33,000 SQ. FT.	NET	31,000 SQ. FT.
PHASE THREE	31,240 SQ. FT.	NET	31,240 SQ. FT.
TOTAL	139,840 SQ. FT.	TOTAL	136,640 SQ. FT.
		CROSS SQ. FT.	NET SQ. FT.



Special Use #2025-18



Ortho Map

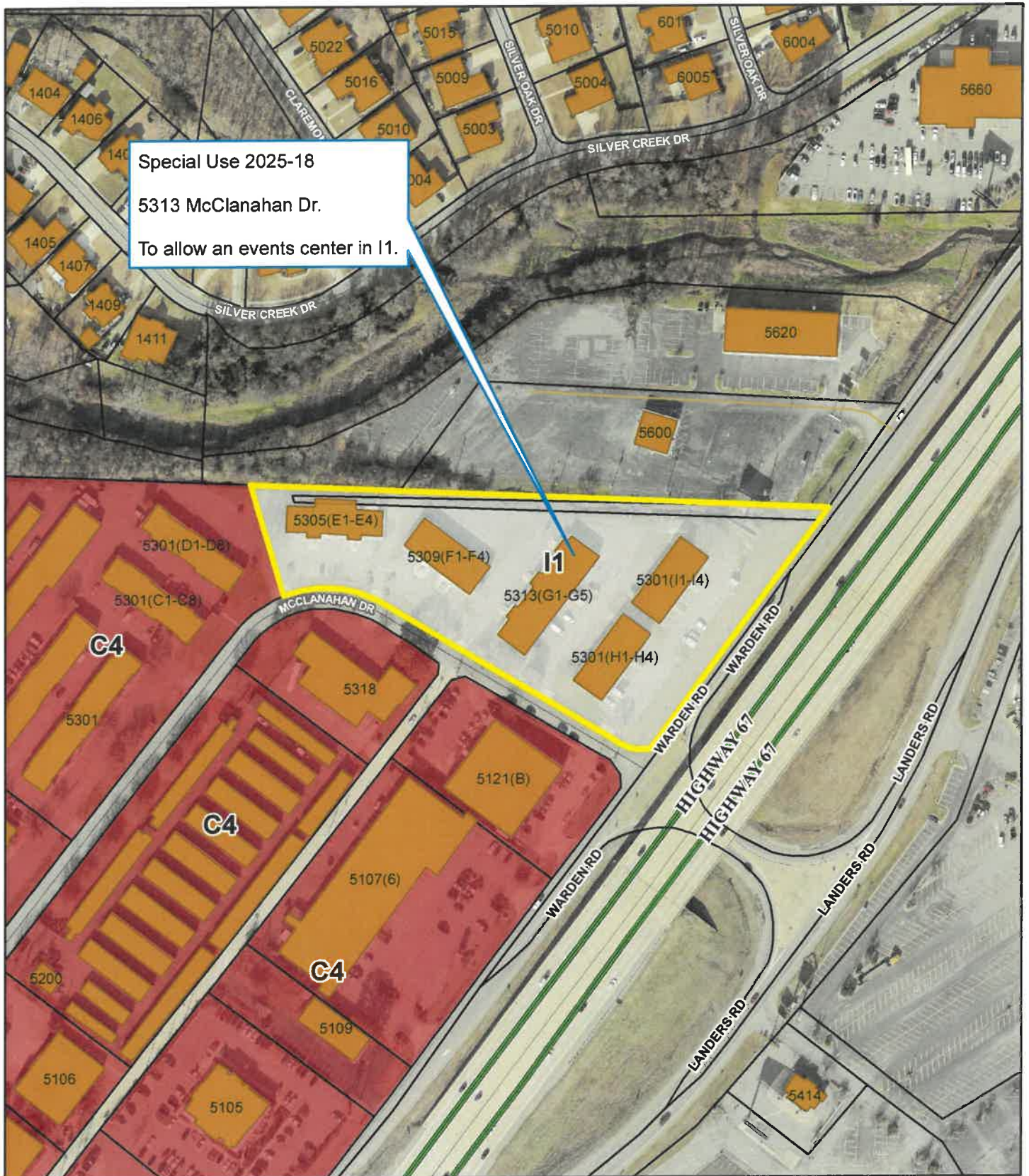
1 inch = 150 feet



Date: 9/25/2025

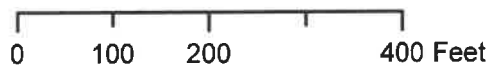
Not an actual survey

Special Use #2025-18



Zoning Map

1 inch = 200 feet



Date: 9/25/2025

Not an actual survey