O-25-91

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 9752, WHICH GRANTED A SPECIAL USE FOR AN EVENT CENTER IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 112 SMARTHOUSE WAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on February 24, 2025, the City Council of North Little Rock ("City Council") adopted Ordinance No. 9752, which granted a Special Use for an event center in a C6 zone located at 112 Smarthouse Way; and

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking to amend the Special Use for the subject property to relocate the business dumpster and allow a fence in lieu of plants for screening, and (see letter from applicant attached hereto as Exhibit A); and

WHEREAS, the application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on September 9, 2025.

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

SECTION 1: That Section 2 of Ordinance No. 9752, and the Special Use for the property located at 112 Smarthouse Way, is hereby amended as follows:

Editor's note: Changes are denoted in **bold**. Deletions are denoted in red by ~~strikethrough~~ and additions in blue by underline.

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

1. Meet the requirements of ~~SD2024-82~~ **SD2025-41 (attached hereto as Exhibit B)**
2. **Allow the placement of the dumpster at the northwest corner of the parking lot.**
3. **Allow the removal of shrubs along the northern parking lot edge and allow the placement of a 6-foot wood fence located in front of the building setback along Smarthouse Way.**

~~2.~~ **4.** Maximum occupancy shall be 5 occupants per provided on-site parking or fire marshal's approved occupancy load, whichever is less.

~~3.~~ **5.** The days and hours of operation for the events center are from 6 am to midnight daily.

~~4.~~ **6.** Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.

~~5.~~ **7.** Provide licensed security for events serving alcohol.

~~6.~~ 8. All signs must comply with the NLR Sign Code.

9. All illumination shall be shielded and directed away from adjacent property.

~~7.~~ 10. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

11. Applicant must meet all applicable Federal, State, County and City requirements.

12. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.

~~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.~~

13. Required permits and/or business license must be obtained within 12-months of the date of approval of the Special Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Special Use.

14. 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 2: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: 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:

/s/ Council Member Robinson

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields MBM

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:18 A.M. _____ P.M.

By Marie Miller DD

DATE 10-21-25

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

RECEIVED BY _____

EXHIBIT
tabbies
A

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

July 29th, 2025

Ms. Donna James
Assistant Planning Director
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

RE: Lot 5R, Wiess Anderson Subdivision
Site Plan Review and Conditional Use

Dear Ms. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on September 9th, 2025 Planning Commission Meeting Agenda. This is a previously approved site plan and conditional use.

The new site plan and conditional use address the following:

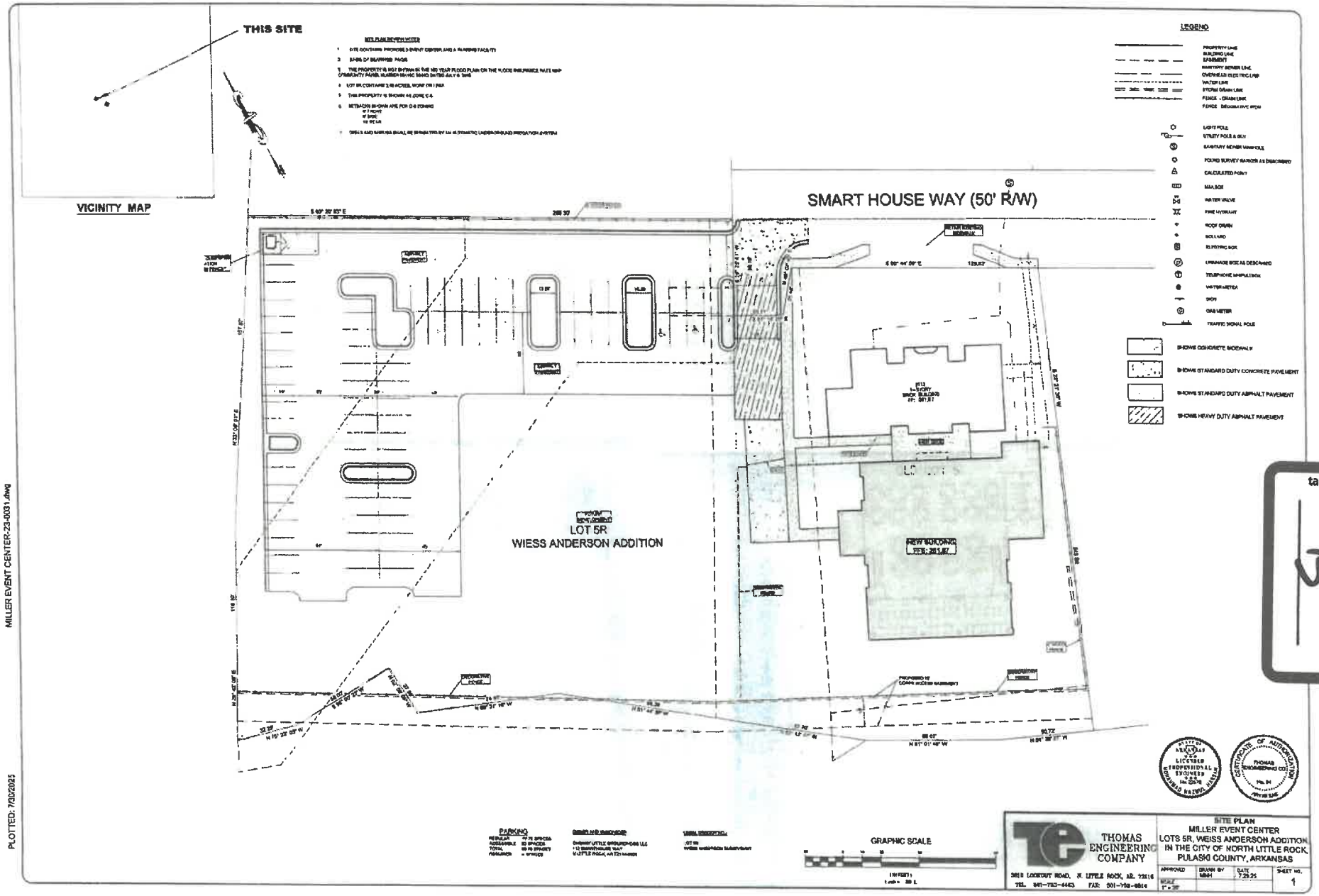
1. Corps of Engineer's Access Easement
   a. The proposed south fence is now shown to not encroach into the access easement.
2. The dumpster has moved to the NW corner of the property and is proposed to be enclosed in a wood fence.
3. The shrubs along the western property line have been removed in lieu of using the existing railroad slope as screening.
4. The shrubs along the north line have been removed in lieu of a 6' wood fence.

Enclosed please find a check for the review fee in the amount of $450.00.

If you have any questions, please give me a call.

Sincerely,

Thomas R. Pownall, P.E.
Vice President



MILLER EVENT CENTER-23-0031.dwg

PLOTTED: 7/30/2025

EXHIBIT B

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