

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A HOTEL IN A C-6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 501 MAIN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Nathan Hamilton, 43 Desoto, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 501 Main Street to allow a hotel, which application was duly considered and approved (6 affirmative votes, 1 abstaining, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on February 12, 2019.

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

SECTION 1: That a conditional use is approved for a hotel in a C-6 zone for the subject real property located at 501 Main Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 1, and that portion of the alley vacated by Ordinance No. 7145, Block 6, Clendenin's Addition to Argenta, now in North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively as Exhibit A).

SECTION 2: That this conditional use shall be subject to the following:

1. A maximum of 6 guest rooms are allowed on site.
2. The maximum number of people allowed inside the building at one time to be determined by the Fire Marshal.
3. No outdoor activity allowed between 1:00 a.m. and 6:00 a.m. Loud outdoor music shall stop by 11:00 p.m.
4. All signage to comply with the rules of the Main Street overlay district and the Argenta Historic District.
5. Any outdoor service of alcohol to comply with Arkansas state law.
6. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 a hotel as described herein is compatible with other businesses in the area and that the conditional use of the above-described land 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 Joe A. Smith

SPONSOR

ATTEST:

Maurice Taylor

Council Member Maurice Taylor *by AT* _____
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

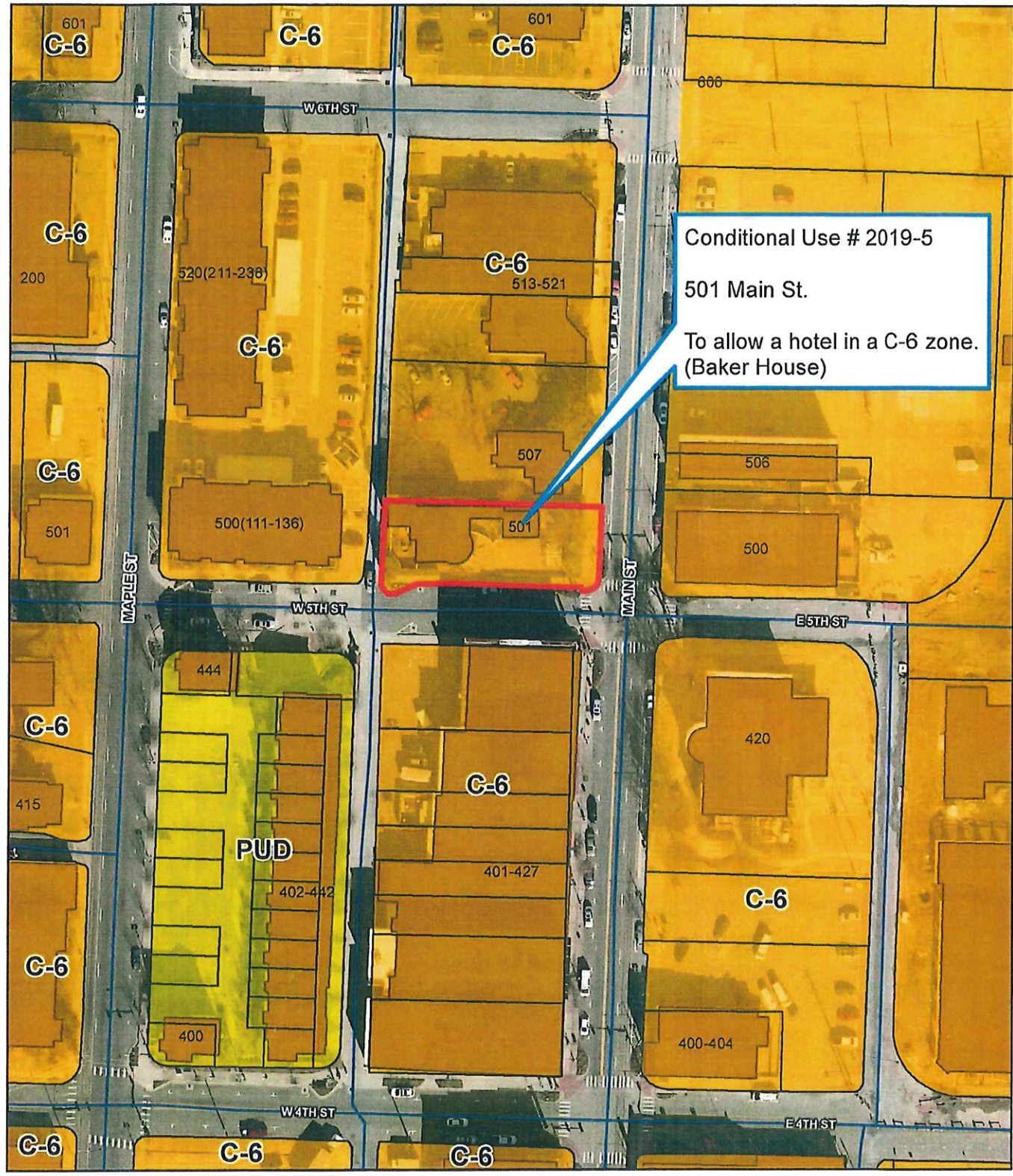
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:02</u>	A.M.	_____	P.M.
By	<u>A Fields</u>			
DATE	<u>2-19-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>Silberg</u>			

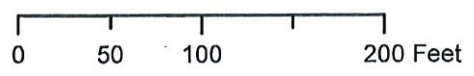
Conditional Use # 2019-5

tabbles



Zoning Map

1 inch = 100 feet



Conditional Use # 2019-5



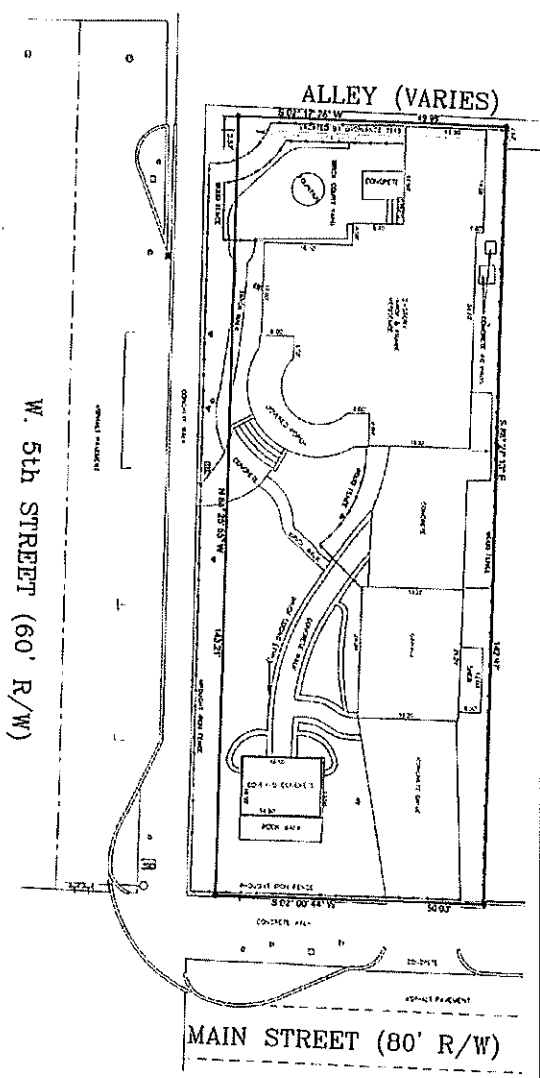
Ortho Map

1 inch = 30 feet



Date: 1/7/2019

Map is not to survey accuracy



CONVEYANCE FOR THE PURPOSES OF THE PUBLIC RECORDS, THE RECORDING COMPANY HAS BEEN ADVISED THAT THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO A MORTGAGE RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF PULASKI, ARKANSAS, BOOK 11, PAGE 111.

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**SURVEY OF
LOT 1 & OTHER LANDS BLOCK 6,
CLEDENNIN'S ADDITION
CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS**

LEGAL DESCRIPTION
LOT 1, AND THAT PORTION OF THE ALLEY VACATED BY
ORDINANCE, MAIN BLOCK 6, CLEDENNIN'S ADDITION TO
PULASKI COUNTY, ARKANSAS, PULASKI COUNTY.



LEGEND

○	LOT 1
○	LOT 2
○	LOT 3
○	LOT 4
○	LOT 5
○	LOT 6
○	LOT 7
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○	LOT 48
○	LOT 49
○	LOT 50

THOMAS ENGINEERING COMPANY
3015 LAMBERT ROAD, N. LITTLE ROCK, AR 72116
TEL: 501-753-4441 FAX: 501-753-4811

SURVEY OF LOT 1 AND OTHER LANDS, BLOCK 6, CLEDENNIN'S ADDITION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DATE: 10/9/2016
PROJECT: 10/1



CONTRACT
THIS IS TO CERTIFY THAT THE ENGINEER HAS REVIEWED THE SURVEY AND FOUND IT TO BE ACCURATE AND COMPLETE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY DATA OR THE LEGAL EFFECT OF THE SURVEY. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY DATA OR THE LEGAL EFFECT OF THE SURVEY.

DATE: 10/9/2016
BY: [Signature]