

ORDINANCE NO. _____

AN ORDINANCE ALLOWING A SPECIAL USE TO ALLOW INDOOR RECREATION IN AN I-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 41 COLLINS INDUSTRIAL PLACE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made Candice James, 1823 South Fillmore Street, Little Rock, Arkansas 72204, seeking a special use of land located at 41 Collins Industrial Place to allow indoor recreation in an I-2 zone, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on December 10, 2019.

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

SECTION 1. That a special use is granted for indoor recreation in an I-2 zone for the subject real property being more particularly described as:

Lot 17B, Collins Industrial Park, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively as Exhibit A.)

SECTION 2. That this special use shall be subject to the following conditions:

1. Hours of operation: Monday – Saturday 10:00 a.m. to 11:00 p.m.; Sunday 10:00 a.m. to 7:00 p.m.
2. Provide a parking striping plan that allows access for semi-trucks to the rear of the property with proper turn around radii. 45 total parking spots required (12 for the flooring office/warehouse, 18 for barbershop training facility, 15 for the nerf gun play center). The parking plan is to be approved by the City Engineer and the Fire Marshal.
3. Before business license is issued, implement the approved parking striping plan.
4. Parking on gravel or grass is not permitted.
5. Any structures on the lot shall meet all Federal, State, County, and City requirements and codes.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. 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.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 of the above-described lands as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth 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 on the date set forth below.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSORS:

ATTEST:

Steve Baxter
Council Member Steve Baxter *by AF*

_____ Diane Whitbey, City Clerk

Ron Harris
Council Member Ron Harris *by AF*

APPROVED AS TO FORM:

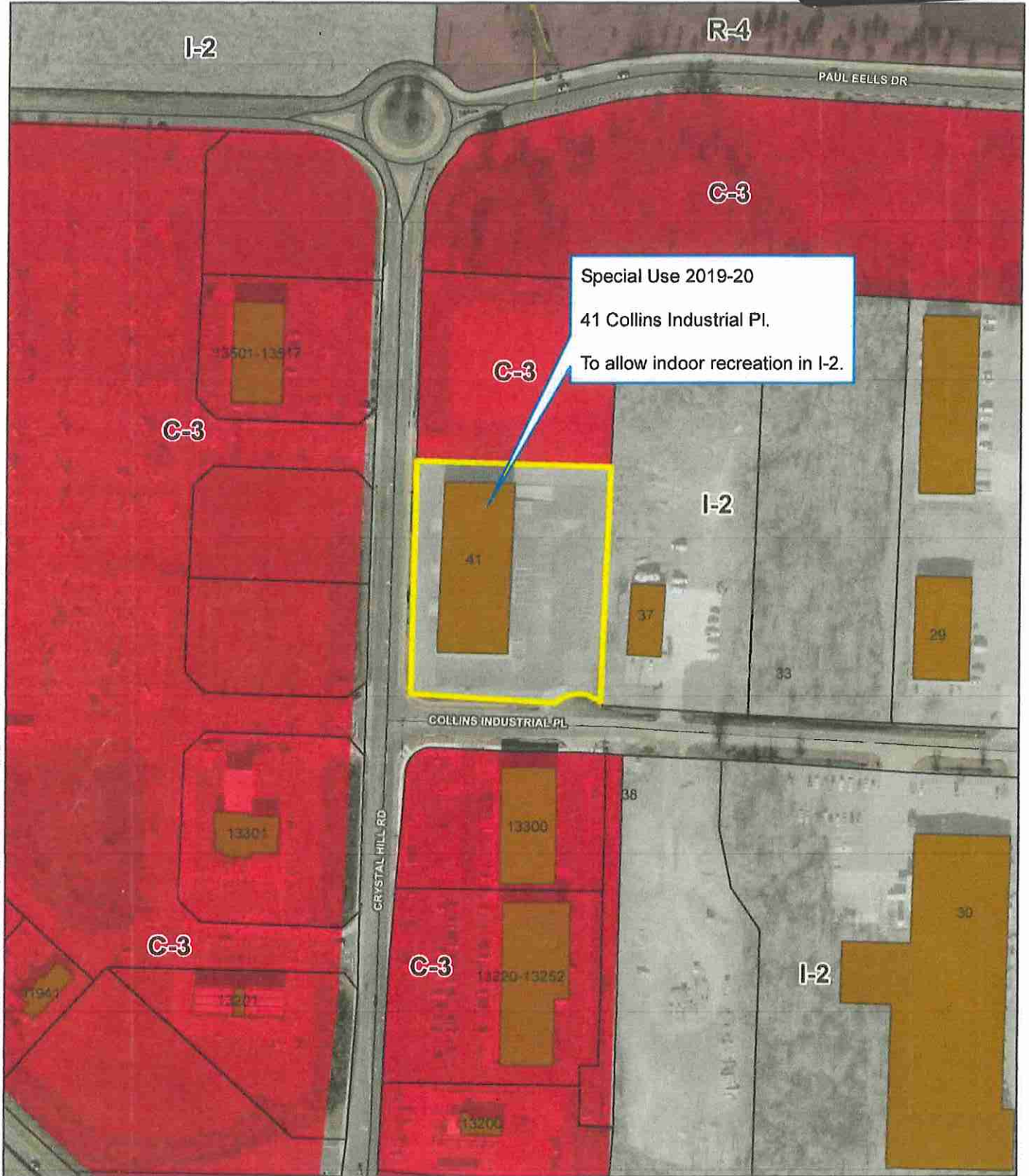
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

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| FILED <u>10:05</u> A.M. _____ P.M. |
| By <u>Asst City Atty Fleming</u> |
| DATE <u>12-17-19</u> |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas |
| RECEIVED BY <u>K. Thomas</u> |

Special Use #2019-20

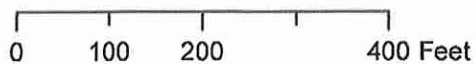
EXHIBIT
A.



Zoning Map

Date: 11/4/2019

1 inch = 200 feet



Not an actual survey

Special Use #2019-20



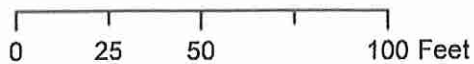
Proposed Nerf Gun Play Center

COLLINS INDUSTRIAL PL



OrthoMap

1 inch = 50 feet



Date: 11/22/2019

Not an actual survey

