

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 3000 NORTH HILLS BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 ZONING CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION AND GREENBELT ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by White-Daters & Associates, Inc., 24 Rahling Circle, Little Rock, Arkansas 72223, seeking a rezone of the herein described land located at 3000 North Hills Boulevard to allow for mini-storage with preserved greenspace, which application was duly considered and approved (8 affirmative votes; 1 abstain) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on December 8, 2020; and

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

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas (“the Zoning Ordinance”) is hereby amended by changing the classification of certain land from R4 to Planned Unit Development (PUD) and Greenbelt zoning classification to allow for mini-storage with preserved greenspace located at 3000 North Hills Boulevard, being more particularly described as:

Lot 2 of the Pointe at North Hills in the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A and renderings attached hereto as Exhibit B).

SECTION 2: That this reclassification shall be subject to the following conditions:

1. Western portion of the lot to be zoned Greenbelt as shown on drawing.
2. Eastern portion of the lot be used as mini-storage.
3. Allow a maximum of 2 mini-storage warehouse buildings on the property.
4. Maximum height for each building is a 40’ tall tower.
5. Existing trees in Greenbelt zone to remain.
6. Provide location for 60 additional trees.
7. Plant an additional 150 seedlings in the Greenbelt area without disturbing existing trees.
8. Building Materials on the South Façade to consist of hardi-board, concrete, and aluminum panels (ACM). The remaining three sides will consist of mega rib panels with Janus doors. The roof of the tower will consist of TPO membrane, and the roofing on the remaining structure will consist of a standing seam roof.
9. Provide a minimum of 8 parking spots.
10. Building setbacks to be a minimum of 25’ on north, east, and west. 60’ of the south.

11. Provide 6ft privacy fence opaque fence with factory inserted slats along west side of development.
12. Provide 6ft tall aluminum picket fence along south side of the property.
13. Provide 6 ft. tall black chain link fence along the north property line.
14. 6' tall masonry screening wall with plantings on outside required along eastern property line.
15. Retaining walls greater than 5' in height to be approved by the City Engineer.
16. Downward directional LED lighting shall be utilized on the parking light and on the site.
17. Gate Hours shall be limited to 6:00 am to 10:00 pm, 7 days a week except for less than 10% of the customer base who have a premium account that provides 24-hour access.
18. No exterior paid outside vehicle/RV parking storage will be provided with this project.
19. No red lighting will be on the exterior of the buildings nor on the signage at the top of the tower.
20. Signage lighting on the building to be reduced to 50% brightness from 10pm until daylight.
21. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
22. Business license to be issued after Planning Staff confirmation of requirements.
23. Business license holder understands that failure to comply with these conditions may result in loss of the PUD approval 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: That it is hereby found and determined that reclassification of the above-described land to allow Planned Unit Development and Greenbelt Zones for mini-storage with preserved greenspace is a proper use for the property, will enhance the surrounding area and is immediately necessary in order to insure the proper and orderly growth 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:

TERRY C. Hartwick
Mayor Terry C. Hartwick
For Consideration Only

ATTEST:

Diane Whitbey, City Clerk

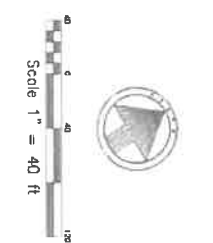
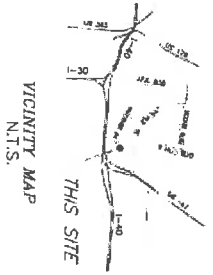
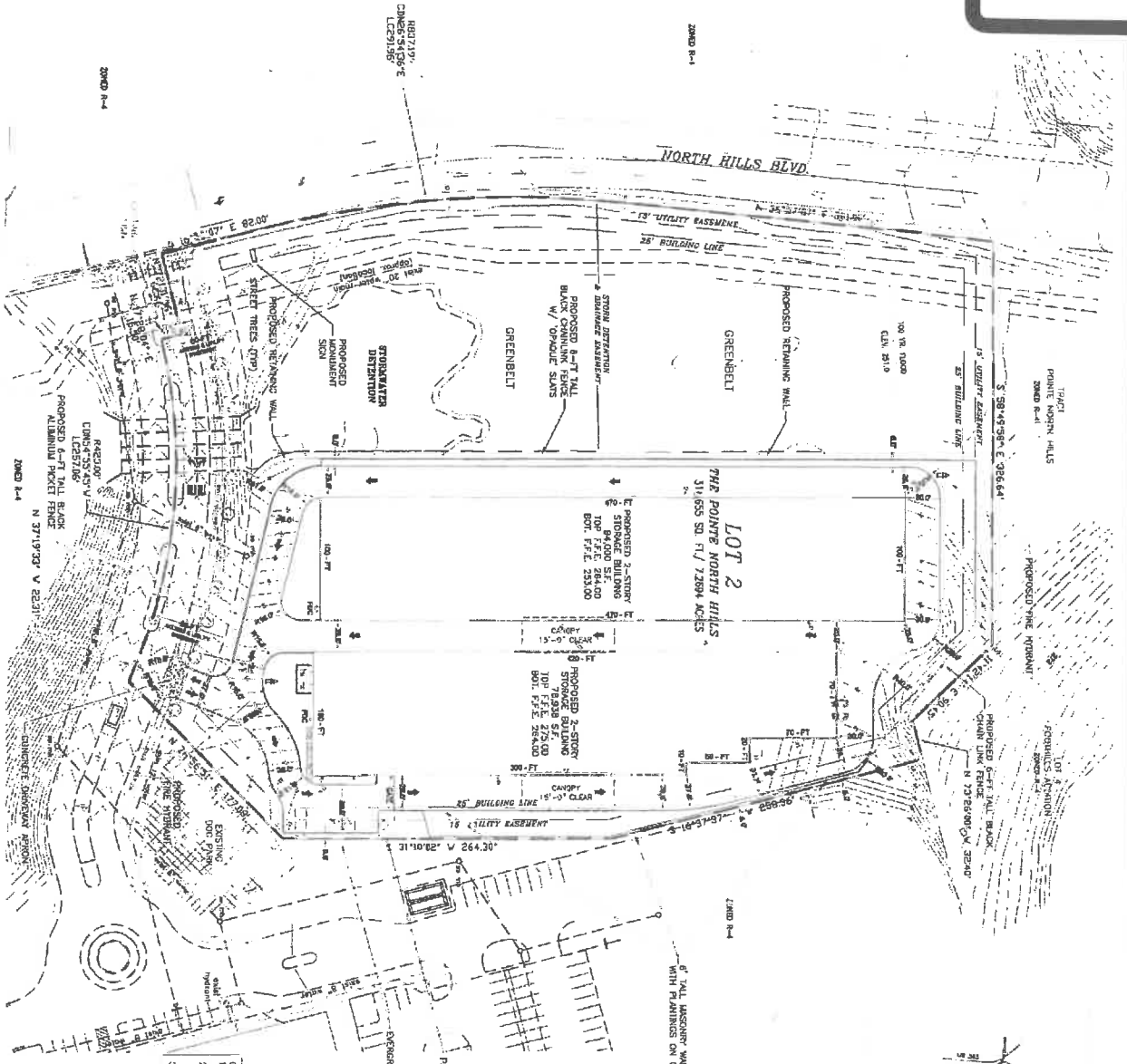
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11:25</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>1-5-20</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

tabbles



LEGEND

1	Proposed 3-Story Storage Building
2	Proposed 2-Story Storage Building
3	Proposed 1-1/2 Story Black Chainlink Fence w/ Orange Slats
4	Proposed Retaining Wall
5	Proposed Masonry Wall
6	Proposed Monument
7	Proposed Retaining Wall
8	Proposed Retaining Wall
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50	Proposed Retaining Wall

GENERAL NOTES TO BE PROVIDED:

- 1) SHOULD ONE BE ADDED, IT WILL HAVE A MASONRY SCREEN
- 2) 25' STREET TREES REDUCED ALONG NORTH HILLS BOULEVARD
- 3) BOLLARDS TO BE ADDED TO OTHER LOCATIONS ON SITE AS APPROVED BY THE CITY ENGINEER
- 4) CHAINLINK FENCE TO BE 5' HIGH WITH 2" SPACES
- 5) PARADE PARKING (2 SPACES)

OWNER/DEVELOPER:
Richardson Properties, LLC
8800 Marshall Road
North Little Rock, AR 72113
Phone: (501) 759-2441

DESIGNER:
WATZ/DANIELS & ASSOCIATES, INC.
10000 Highway 101
North Little Rock, Arkansas 72113
Phone: (501) 759-2441

LEGAL NOTES:

1. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREIN. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH THE SURVEY RECORDS ON FILE IN THE PUBLIC RECORDS OFFICE OF THE COUNTY OF CLAYTON, MISSOURI, AND NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.

Daniel W. Hemmer, PLS #1542 AR

LANDSCAPE ORDINANCE REQUIREMENTS:

STREET TREES: 30' O.C.
SPACES ALONG PARKING FRINGE STREET OR 10' MAX FROM PARKING. ALL DISTURBED AREAS TO BE SOEDED OR SEEDED, FERTILIZED, WATERED AND MULCHED.

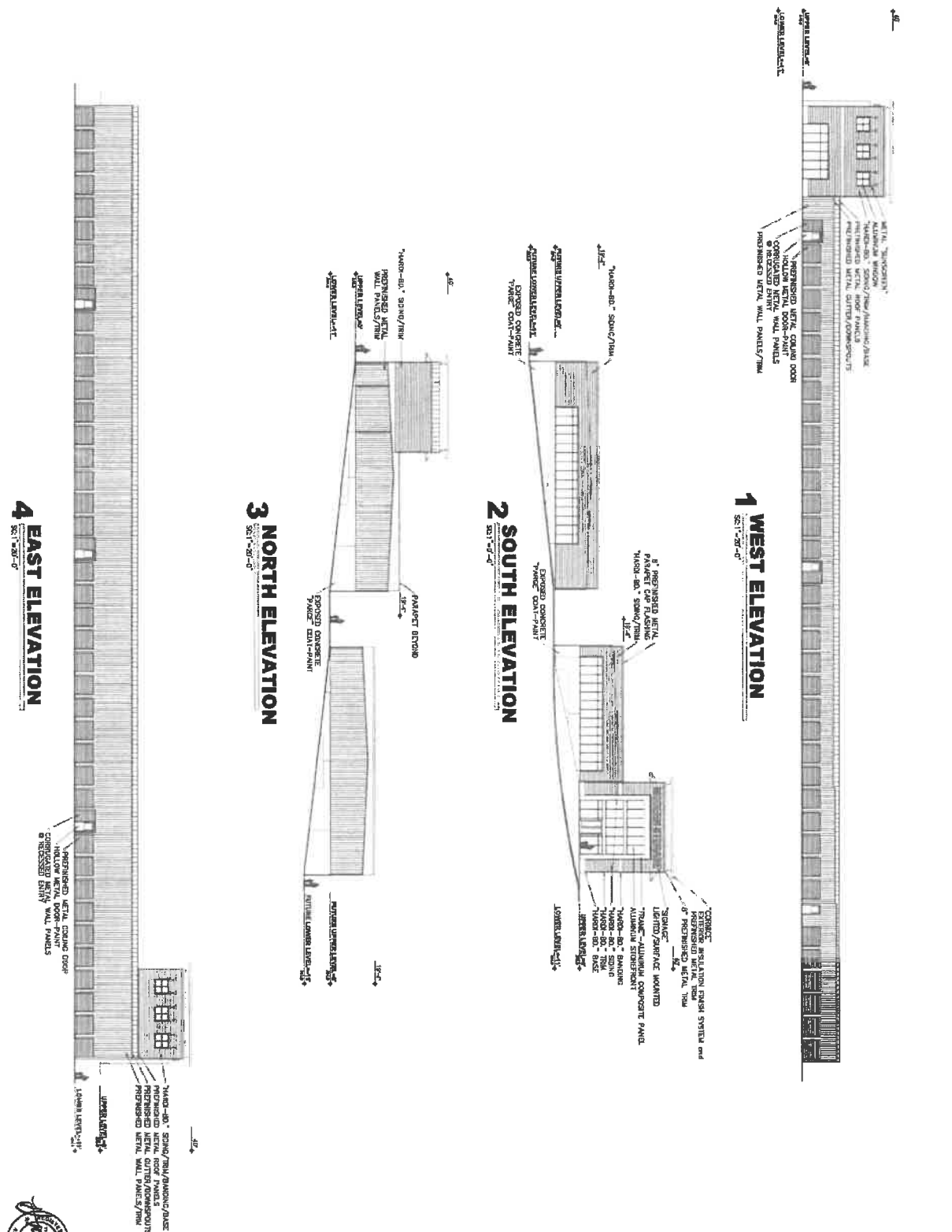
PRELIMINARY PUD PLAN

LOT 2
THE POINTE NORTH HILLS
MODERN STORAGE

NORTH LITTLE ROCK, ARKANSAS

12-9-20
11-18-20
11-18-20
11-18-20

18-3589



1 WEST ELEVATION
 SECTION A-A

2 SOUTH ELEVATION
 SECTION B-B

3 NORTH ELEVATION
 SECTION C-C

4 EAST ELEVATION
 SECTION D-D



PRELIMINARY

Project No. AR200
 10.27.2020
 Sheet Number
A200

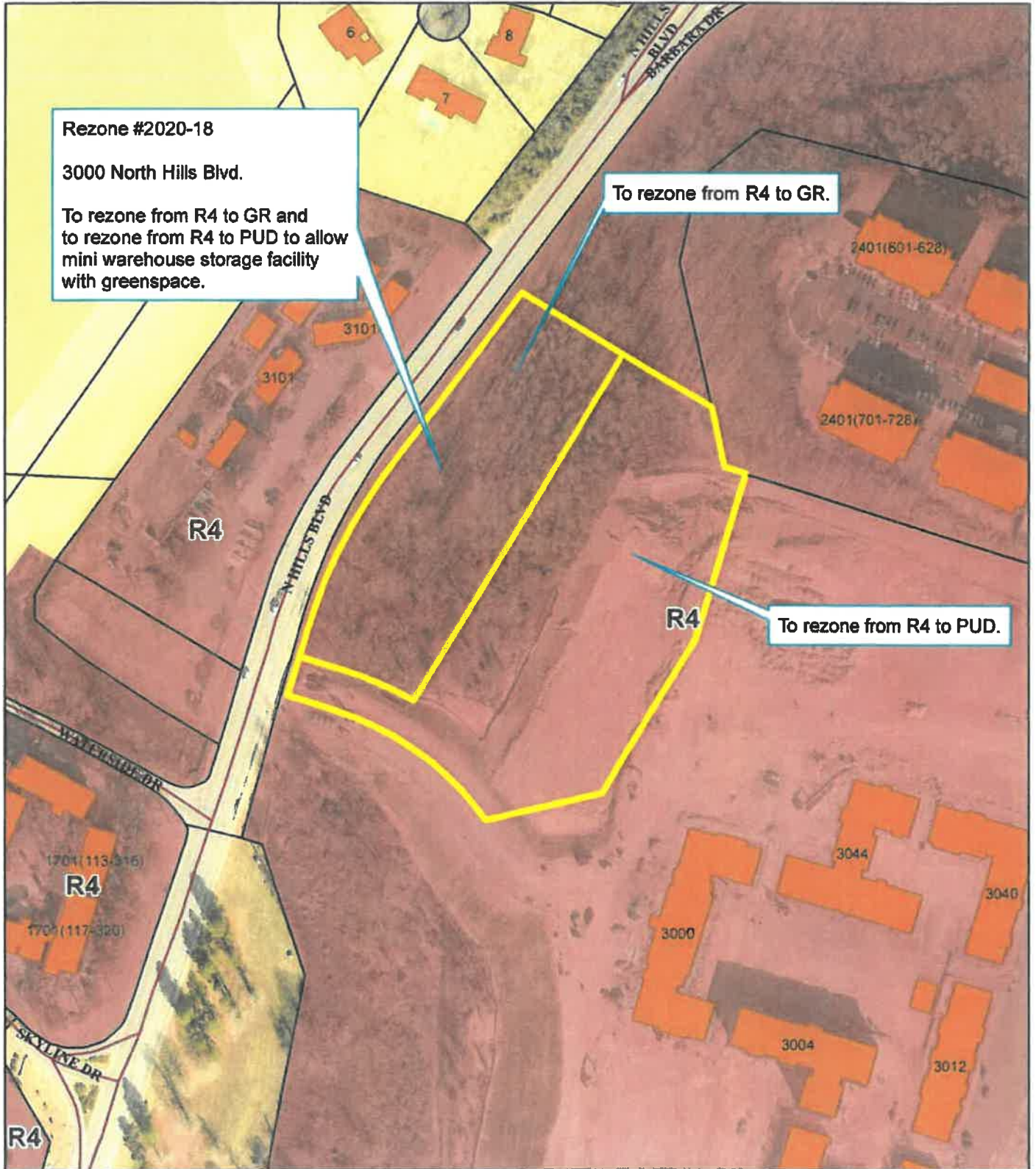
Elevations

Modern Storage
 the **POINTE @ NORTH HILLS**
Richardson Properties
 North Little Rock, Arkansas

DESIGN GROUP
 ARCHITECTURE
 9802 MAUMELLE BLVD.
 NORTH LITTLE ROCK, AR 72115
 Ph: 501-753-5666 Fax: 501-753-5661

DRAWING REVISIONS

Rezone Case #2020-18



1 inch = 200 feet

0 100 200 400 Feet

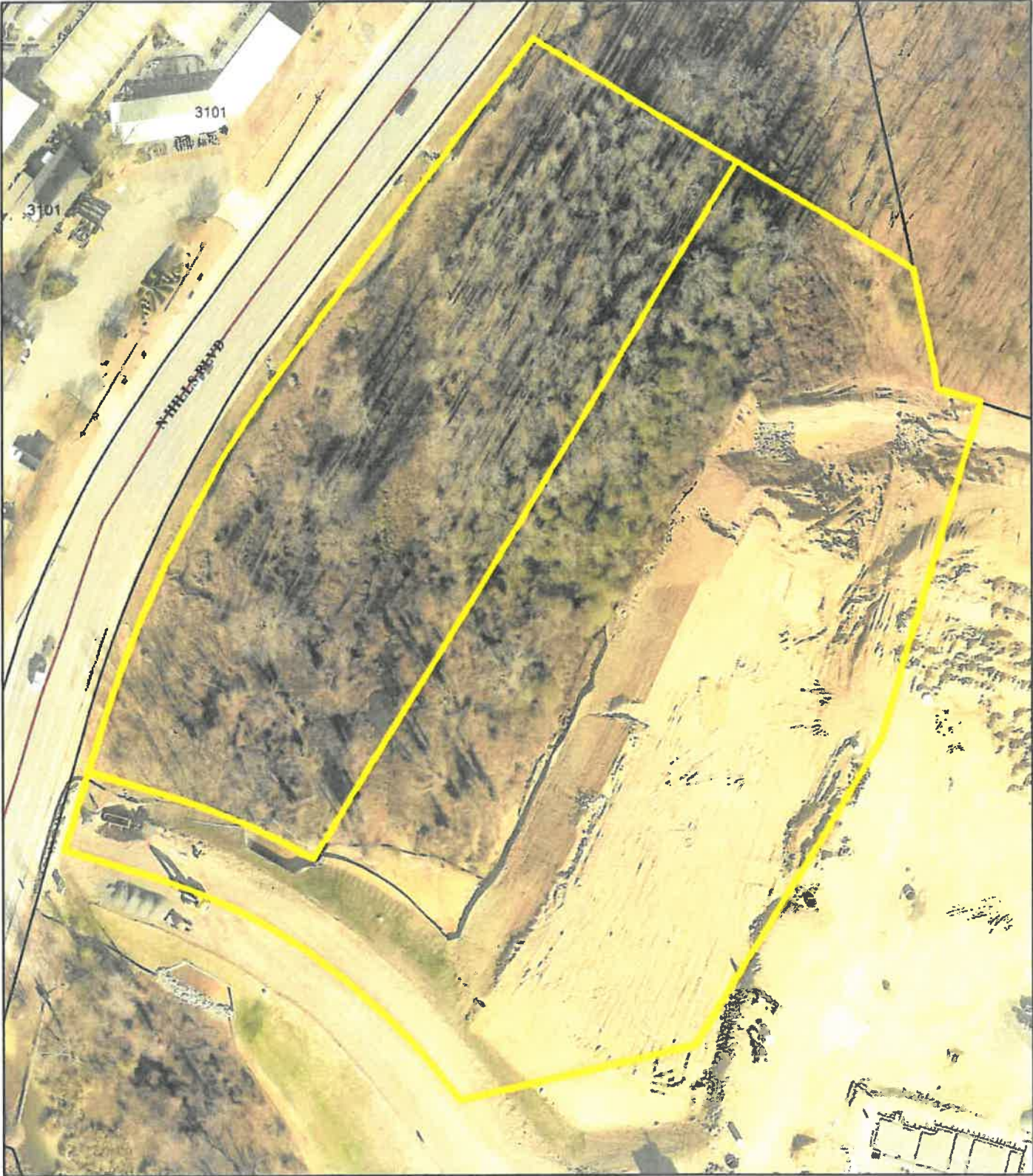


Zoning Map

Date: 12/9/2020

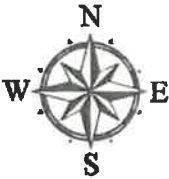


Rezone Case #2020-18



Ortho Map

1 inch = 100 feet



Date: 10/29/2020



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EXHIBIT
B

