

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A COMMUNICATION TOWER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4500 WEST COMMERCIAL DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Wayne Barnett of Integrisite, P.O. Box 13188, Ruston, Louisiana 72173, seeking a special use to allow a communication tower in a C3 zone for property located at 4500 West Commercial Drive, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 9, 2022.

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 for a communication tower in a C3 zone for the subject real property located at 4500 West Commercial Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 7B, BLOCK 2 OF THE WEST COMMERCIAL SUBDIVISION OF THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto as Exhibit A.)

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

1. Meet the requirements of the Site Plan Review.
2. Multiple blinking lights shall be located on top of the tower to operate 24-hours per day, 7-days per week and 365-days per year.
3. The tower shall be located on a platted lot not less than 5,625 square feet.
4. A letter from the FAA must approve the tower height and location.
5. The tower shall be of monopole type only.
6. All abandoned or unused towers and associated facilities shall be removed within 12-months of the cessation of operations at the site. In the event that a tower is not removed within 12 months of the cessation of operations at a site, the tower and associated facilities may be removed by the City and the costs of removal assessed against the property.
7. The placement of a fence around the communication tower site shall be a minimum of 6-feet in height.
8. A planted buffer with a minimum depth of 10-feet with plant materials to reach a height of 20-feet at maturity is required around the exterior perimeter of the fence.
9. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.

10. 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 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:

ATTEST:

Charlie Hight
Council Member Charlie Hight

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

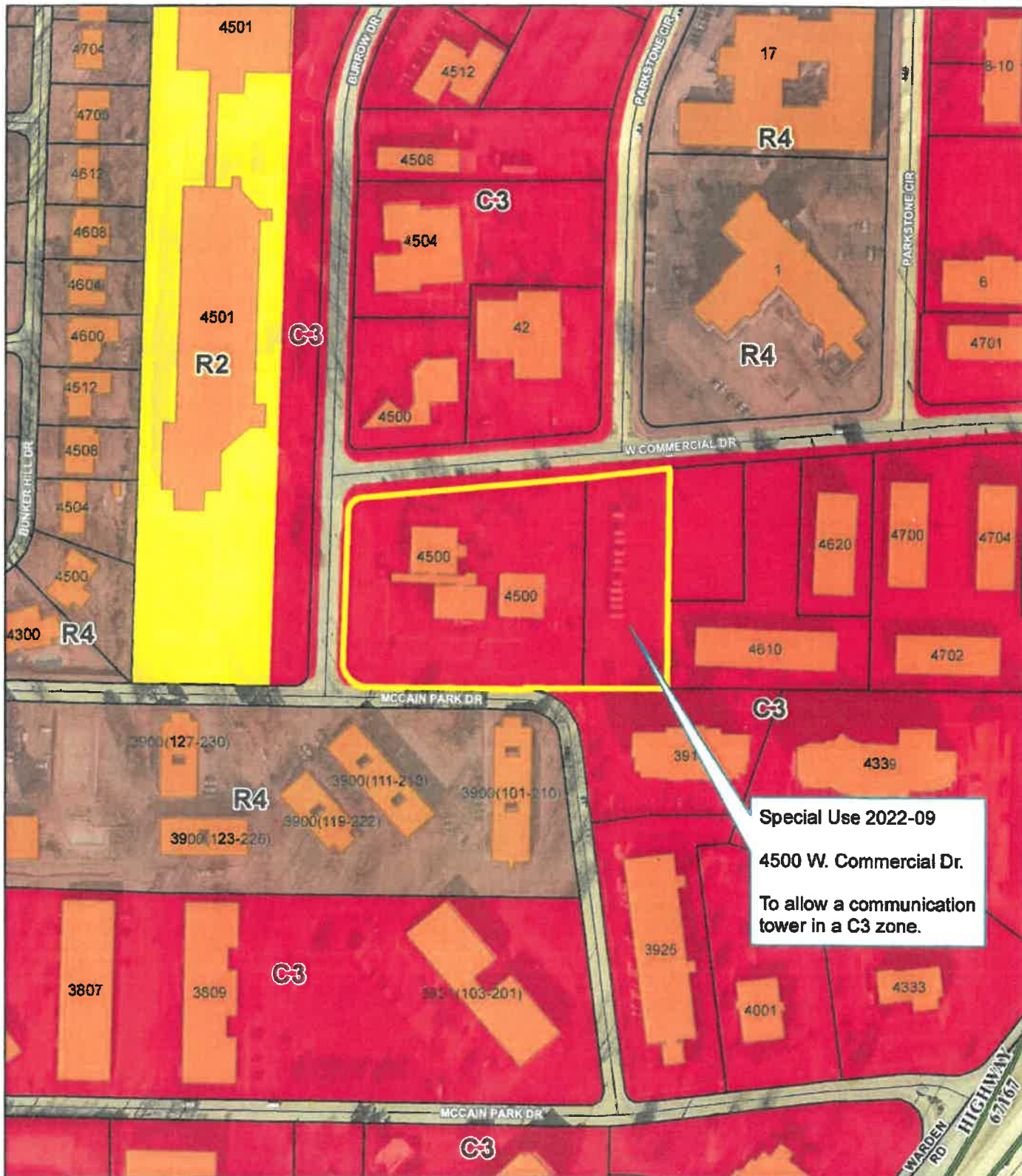
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11.10</u>	A.M.	_____	P.M.
By	<u>Amy Beckman Fields</u>			
DATE	<u>9/20/22</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>Diane Whitbey</u>			

Special Use #2022-09

tabbles



Zoning Map

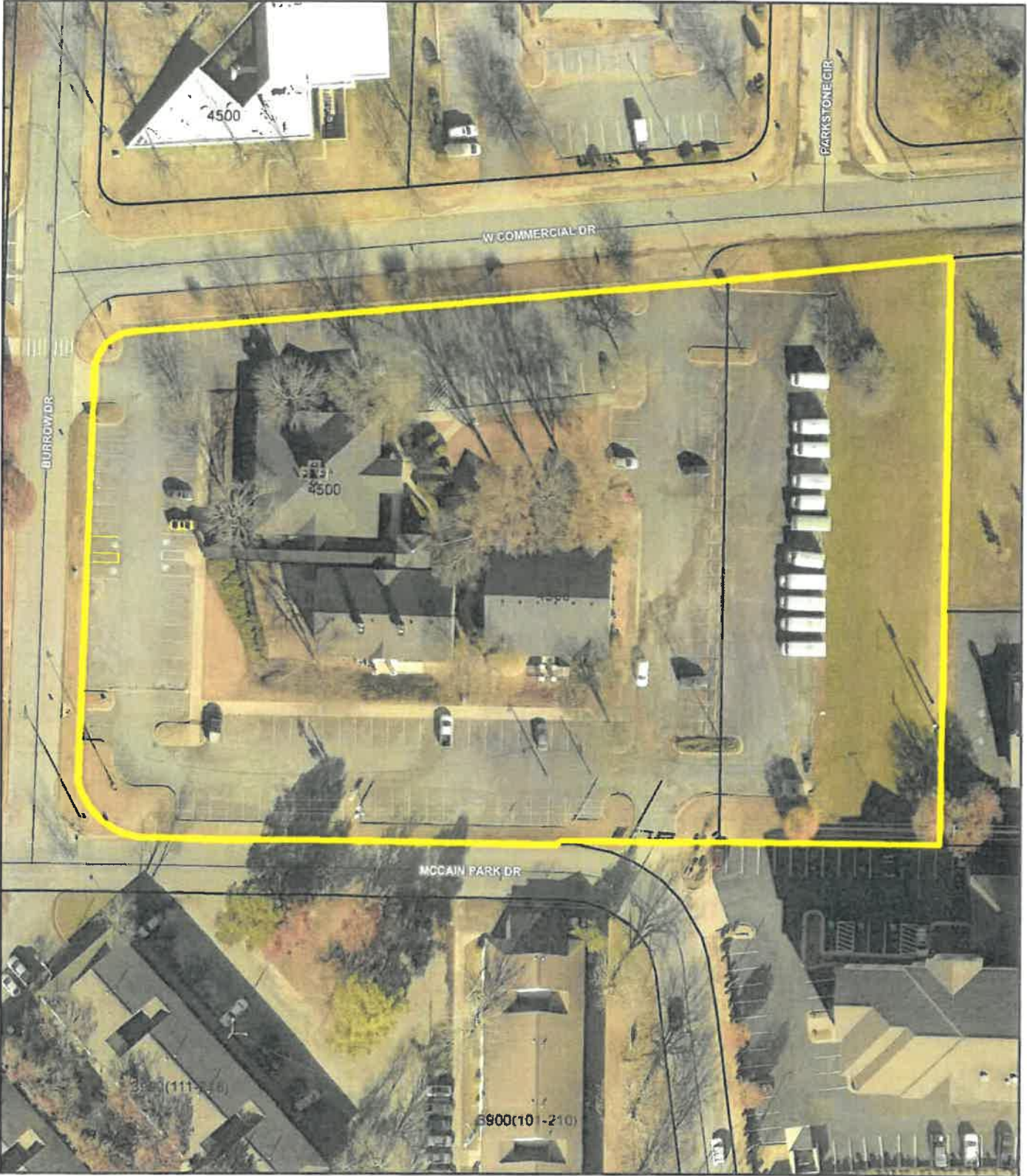
1 inch = 200 feet



Date: 7/13/2022

Not an actual survey

Special Use #2022-09



Ortho Map

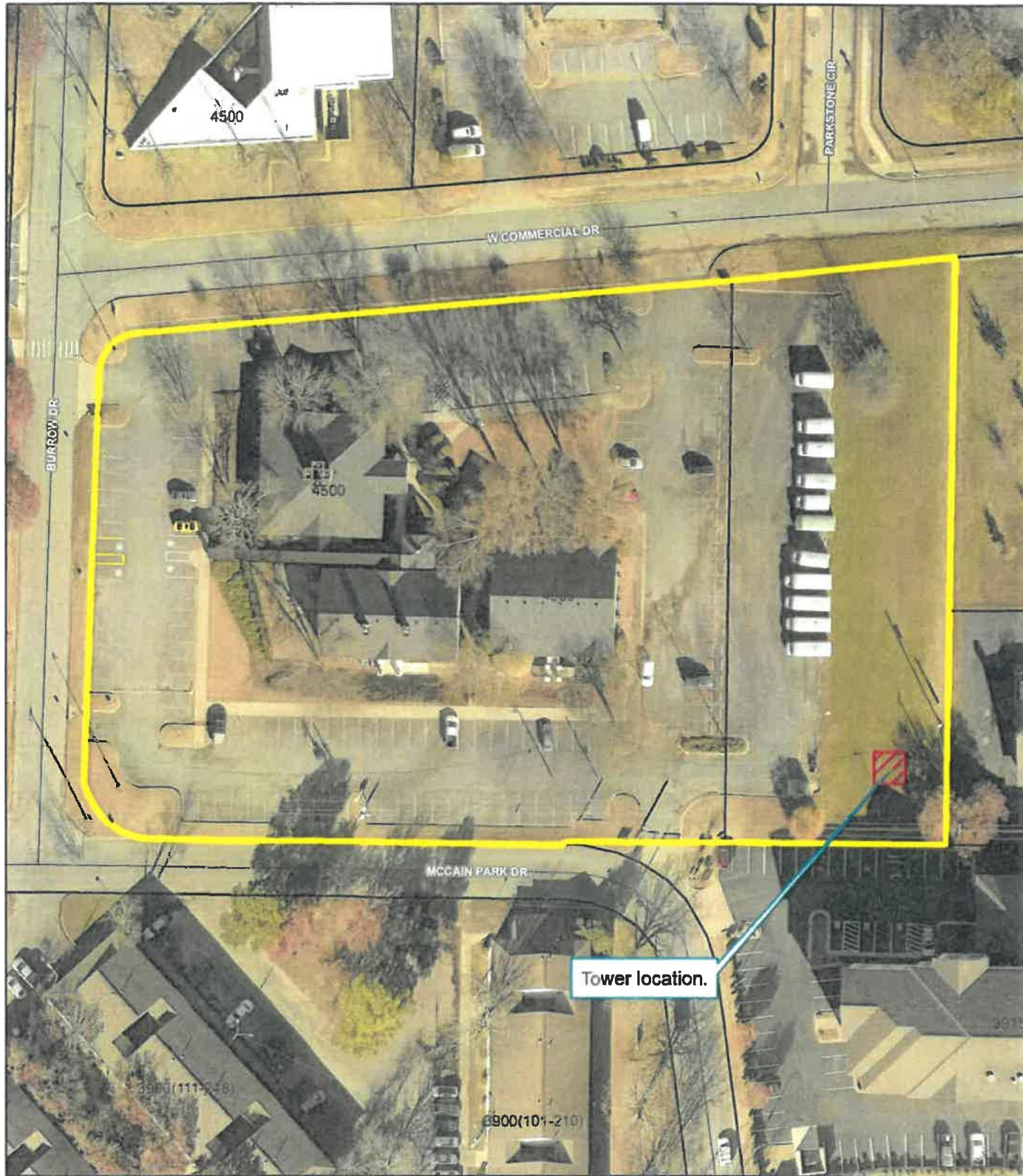
1 inch = 75 feet



Date: 7/13/2022

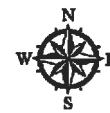
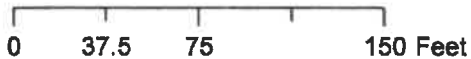
Not an actual survey

Special Use #2022-09



Ortho Map

1 inch = 75 feet



Date: 7/27/2022

Not an actual survey

WEST COMMERCIAL DRIVE
60' PUBLIC RIGHT OF WAY
ASPHALT

1/2" PIPE

LOT 7C
BLOCK 2
WEST COMMERCIAL
SUBDIVISION
FIRST ASSEMBLY OF
GOD NORTH LITTLE
ROCK AR INC
DEED INSTRUMENT
2018062893
D.E.P.C.A.
PARCEL ID
2290690100700

COMMERCIAL DRIVE
REALTY, INC.

EXISTING
PROPERTY LINE

30' INGRESS/EGRESS &
UTILITY EASEMENT

EXISTING 10' UTILITY AND
DRAINAGE EASEMENT

LOT 7B BLOCK 2
WEST COMMERCIAL SUBDIVISION
FIRST ASSEMBLY OF GOD NORTH LITTLE
ROCK AR INC
DEED INSTRUMENT 2017066188
D.E.P.C.A.
PARCEL ID 2290690100701

PROPOSED 36'X111' FENCED
COMPOUND AND 46'X121' LEASE
AREA

SAN

SAN

SAN

PP

ASPHALT PARKING LOT

EDGE OF ASSESSMENT

PROPOSED
ACCESS ROAD
10' WIDE

SEWER, WATER AND
GAS

PROPOSED 75' MONOPOL
RE: 1/A3

TWO COYS
RWD & LTD.
LLC

EXISTING
PROPERTY LINE

BUILDING

PROPOSED FIBER LINE
TO ROW

EXISTING POWER
POLE

PROPOSED FIBER HAND
HOLE @ ROW

ANDY AND ANDREW
INVESTMENT, LLC

EXISTING OVERHEAD
POWER LINES, TYP.

