

ORDINANCE NO. _____

AN ORDINANCE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 4500 NORTH HILLS BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-4 TO PLANNED USE DEVELOPMENT (PUD) TO ALLOW OFFICES AND INDOOR STORAGE UNITS, BY AMENDING ORDINANCE NO. 7697; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Mike Marlar, Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, AR 72116, seeking a rezone of the herein described land to allow offices and indoor storage units on property located at 4500 North Hills Boulevard (see site plan and proposed building elevations attached hereto, collectively, as Exhibit "A"), which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 10, 2017; and

WHEREAS, prior to approval by the Planning Commission, the applicants presented their development proposal at a neighborhood meeting held on January 4, 2017; and

WHEREAS, the City adopted the North Little Rock Land Use Plan with amended land use maps in December 2002 (Ordinance No. 7507); and

WHEREAS, a revised Land Use Plan for the property herein described and being located at 4500 North Hills Boulevard in North Little Rock, Arkansas, from Single Family to Community Shopping, was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 10, 2017.

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

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from R-4 to Planned Use Development (PUD) to allow offices and indoor storage units (*see* Exhibit "A" attached hereto), said property being located at 4500 North Little Boulevard in North Little Rock, Arkansas, and more particularly described as:

Lot 1R, Block 60, Lakewood Addition to the City of North Little Rock, Pulaski County, Arkansas. (See maps attached hereto as Exhibits "B" and "C".)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "D" and incorporated by reference.

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 reclassification of the above-described land to allow a Planned Use Development for offices and indoor storage units is a proper use for the property, will not detract from the surrounding area and will benefit the City and its residents, 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:

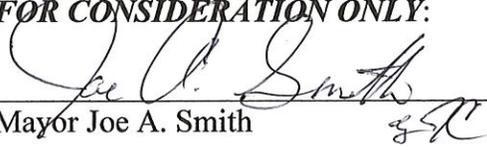
APPROVED:

Mayor Joe A. Smith

SPONSOR

ATTEST:

FOR CONSIDERATION ONLY:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

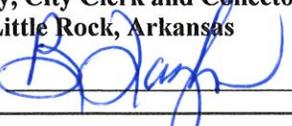
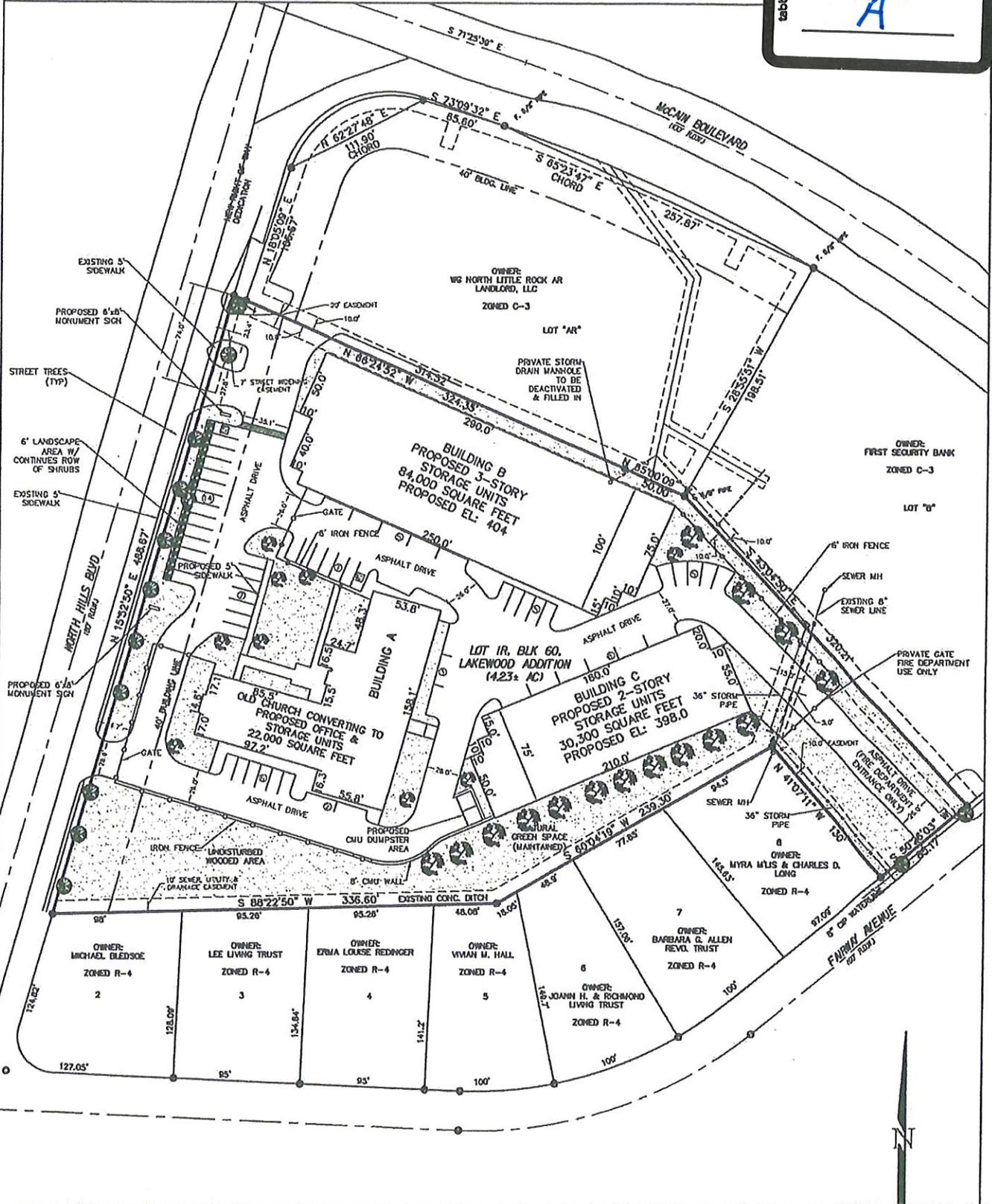
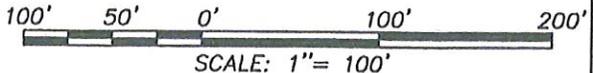
FILED	11:00	A.M.	P.M.
By	City Atty J Carter		
DATE	1-17-17		
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas			
RECEIVED BY			

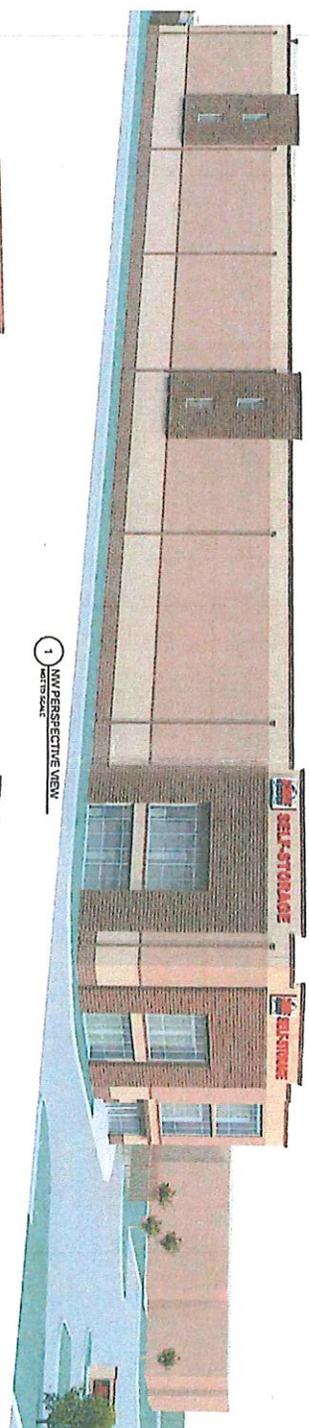
EXHIBIT
"A"



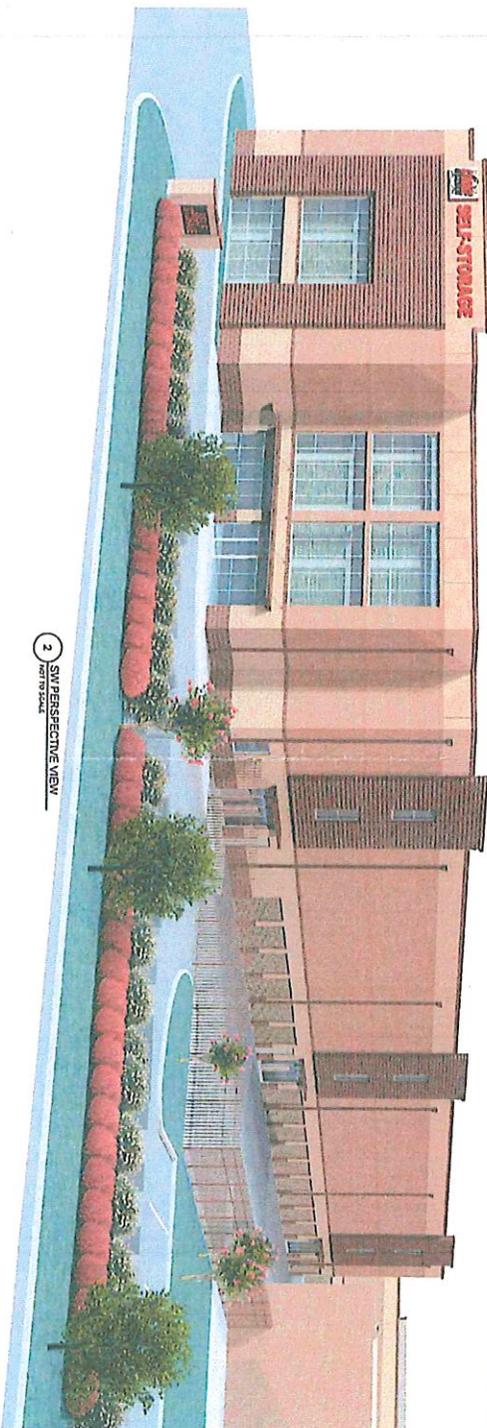
LEGAL DESCRIPTION:

LOT 1R, BLOCK 60, LAKEWOOD ADDITION
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

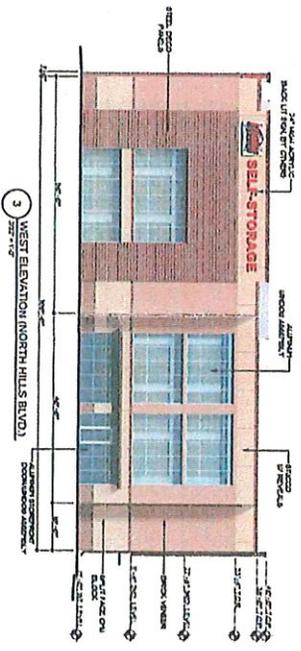




1 NW PERSPECTIVE VIEW
WEST ELEVATION



2 SW PERSPECTIVE VIEW
WEST ELEVATION



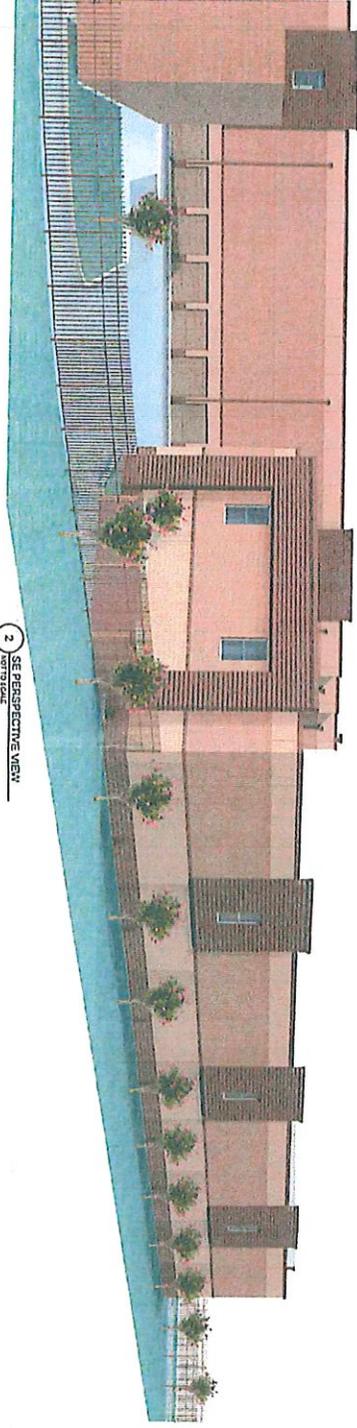
3 WEST ELEVATION (NORTH HILLS BLVD)
200' x 110'

 <p>BUILDING SYSTEMS, LLC</p>	<p>4700 W. STATE ST. SUITE 100 LITTLE ROCK, AR 72116 PH: 501-223-8888 WWW.BUILDINGSYSTEMS.COM</p>	<p>DESIGNED BY: PROF. WALTER W. WATSON, P.E. ARCHITECTS 1000 N. UNIVERSITY BLVD. LITTLE ROCK, AR 72116 PH: 501-223-8888 WWW.WATSONARCHITECTS.COM</p>	<p>PROPOSED BUILDING ADDITION FOR: MISAK SELF-STORAGE 4500 NORTH HILLS BOULEVARD LITTLE ROCK, ARKANSAS 72116</p>	<p>REVISION</p>
				<p>NO. DATE</p>

A0.1



1 NE PERSPECTIVE VIEW
NOT TO SCALE



2 SE PERSPECTIVE VIEW
NOT TO SCALE

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROPOSED BUILDING ADDITION FOR:
MISAK SELF-STORAGE
 4500 NORTH HILLS BOULEVARD
 LITTLE ROCK, ARKANSAS 72116

DISCLAIMER
 THESE DRAWINGS ARE INTELLECTUAL
 PROPERTY OF J. RICHARD BUEHLER, LLC
 AND JOSE ERASO, C.A., PROTECTED BY
 COPYRIGHT LAWS.
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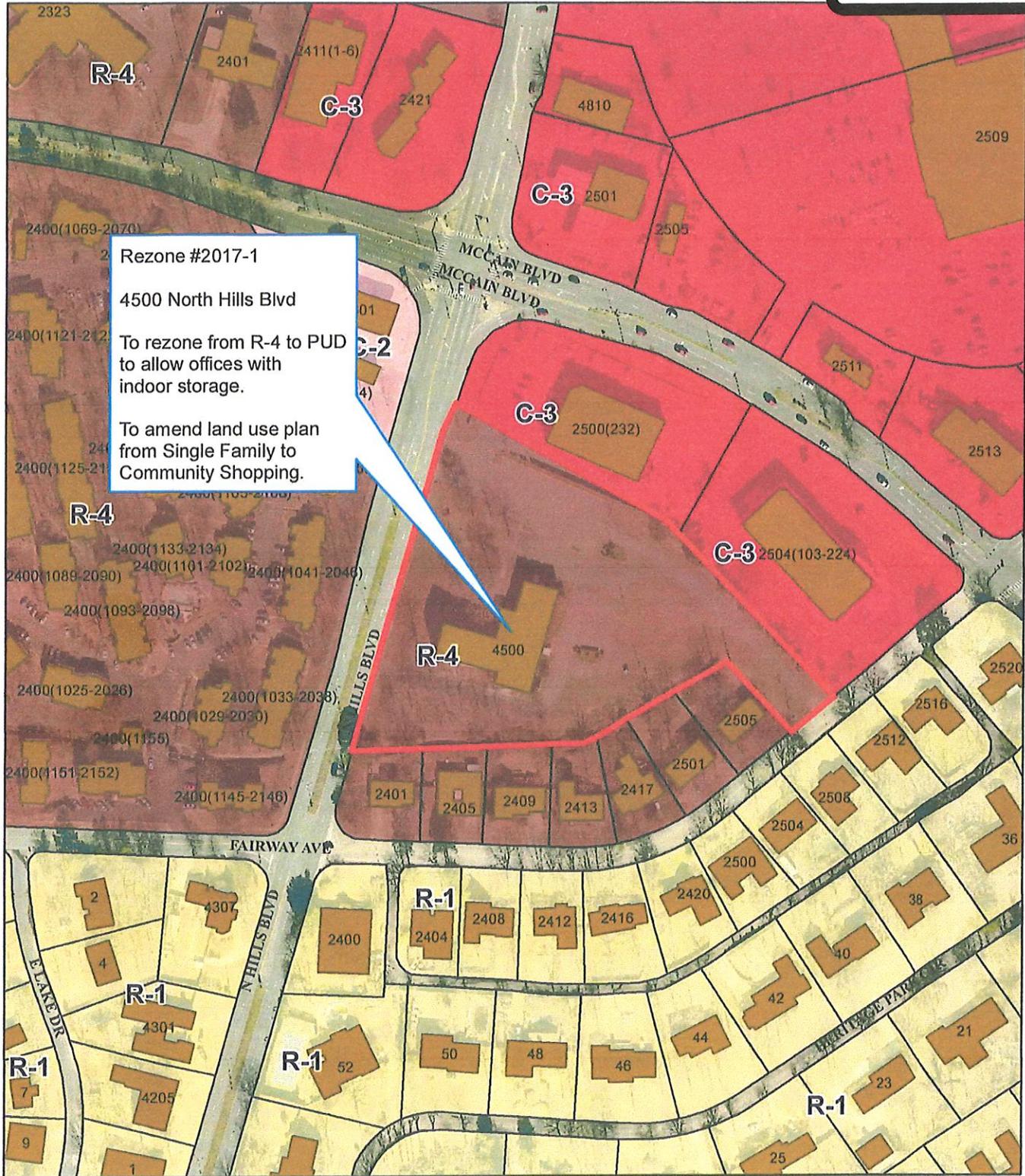
APPROVED BY:
 JOHN MONTGOMERY, P.E.
 PE# 0177464879
 FAX# 501-304-3329
 WWW.JRBUILDING.COM



**CONCEPTUAL
 RENOVATIONS**
 Date: 12-13-2016
 Drawn: JRM
 Check: JRM
 Scale: AS SHOWN
 Sheet: A0.2

Rezone Case #2017-1

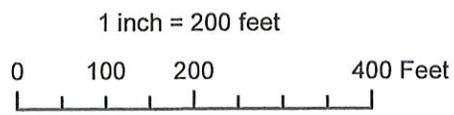
EXHIBIT
"B"



Rezone #2017-1
4500 North Hills Blvd
To rezone from R-4 to PUD to allow offices with indoor storage.
To amend land use plan from Single Family to Community Shopping.



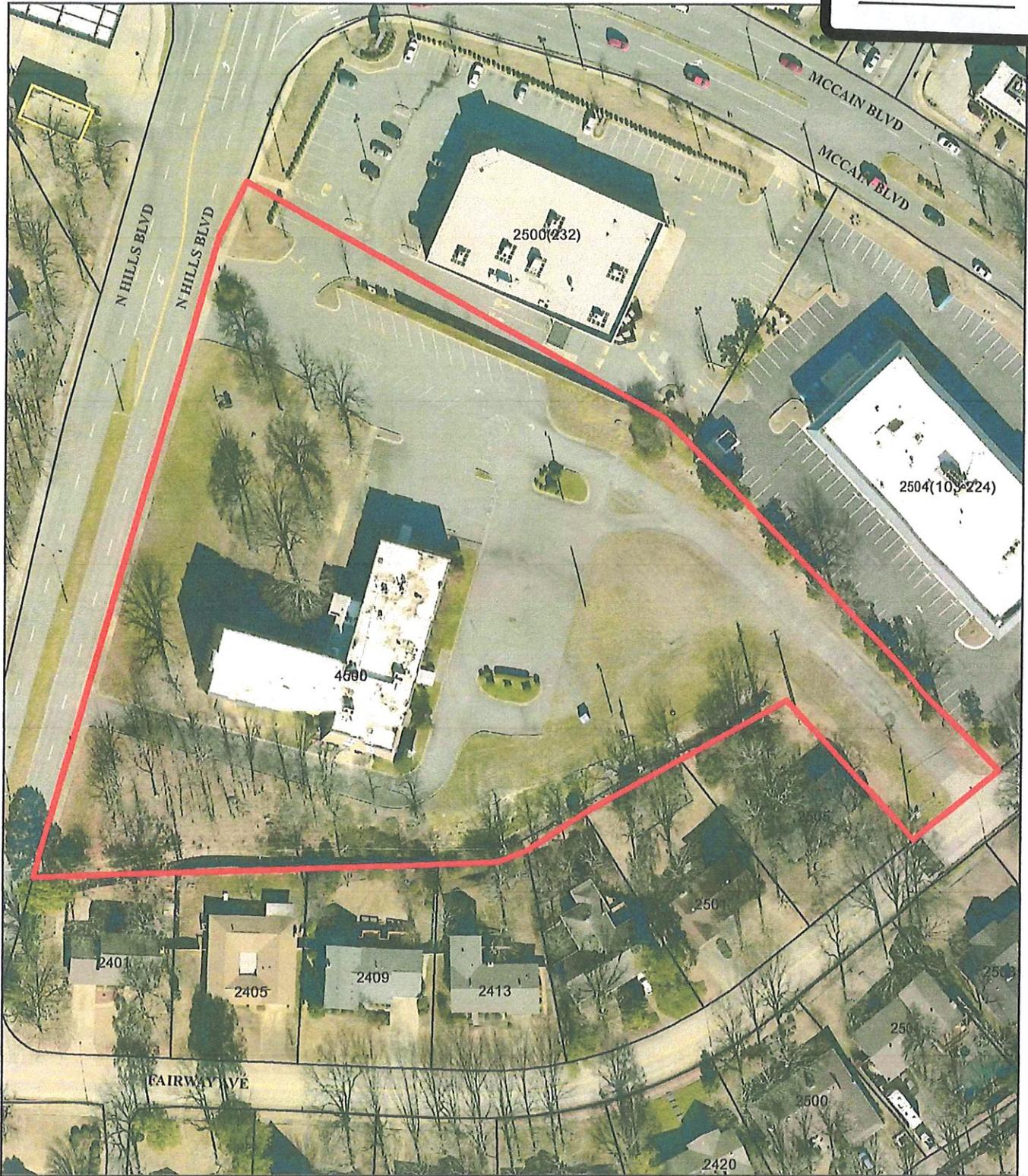
Zoning Map



Date: 11/30/2016

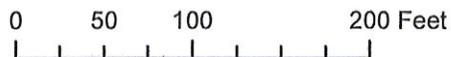
Rezone Case #2017-1

EXHIBIT
"c"
tabbles



OrthoMap

1 inch = 100 feet



Date: 11/30/2016

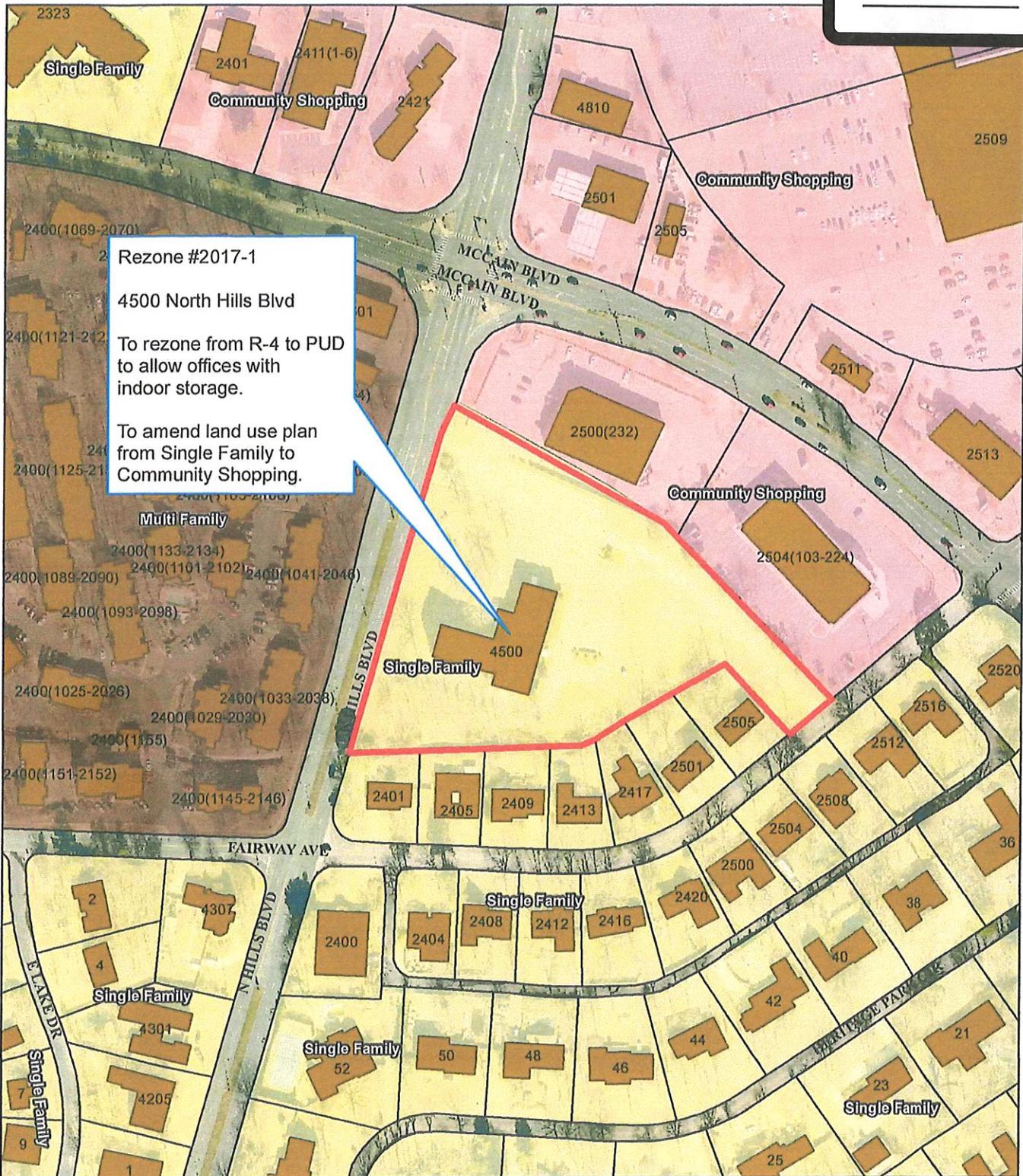


Rezone Case #2017-1

EXHIBIT

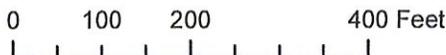
tabbles

"D"



Land Use Map

1 inch = 200 feet



Date: 11/30/2016