O-21-

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW FOR A CELL TOWER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 22 REMOUNT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Crown Castle, 1500 Corporate Drive, Canonsburg, PA 15317, seeking a special use to allow for a cell tower in a C3 zone for property located at 22 Remount Road, 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 January 12, 2021; and

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 cell tower in a C3 zone for the subject real property located at 22 Remount Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 2R of the Kierre Addition to 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 Special Use shall be subject to the following:

1. Allow a cell tower to be placed approximately 59' from an existing cell tower instead of the 2000' required by the Zoning Ordinance.
2. Meet the requirements of Site Plan Review.
3. The tower that is to be replaced shall be removed within 90 days of completion of the proposed tower.
4. Provide a performance bond at the time of a building permit application to guarantee the removal of the 119' tower.
5. Multiple blinking lights to be located on top of the tower to operate 24 hours a day.
6. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
7. Business license holder understands that failure to comply with the 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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:

Charlie Hight

Council Member Charlie Hight

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:10 A.M. _____ P.M.
By A. Fields, City Atty
DATE 1-19-21

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

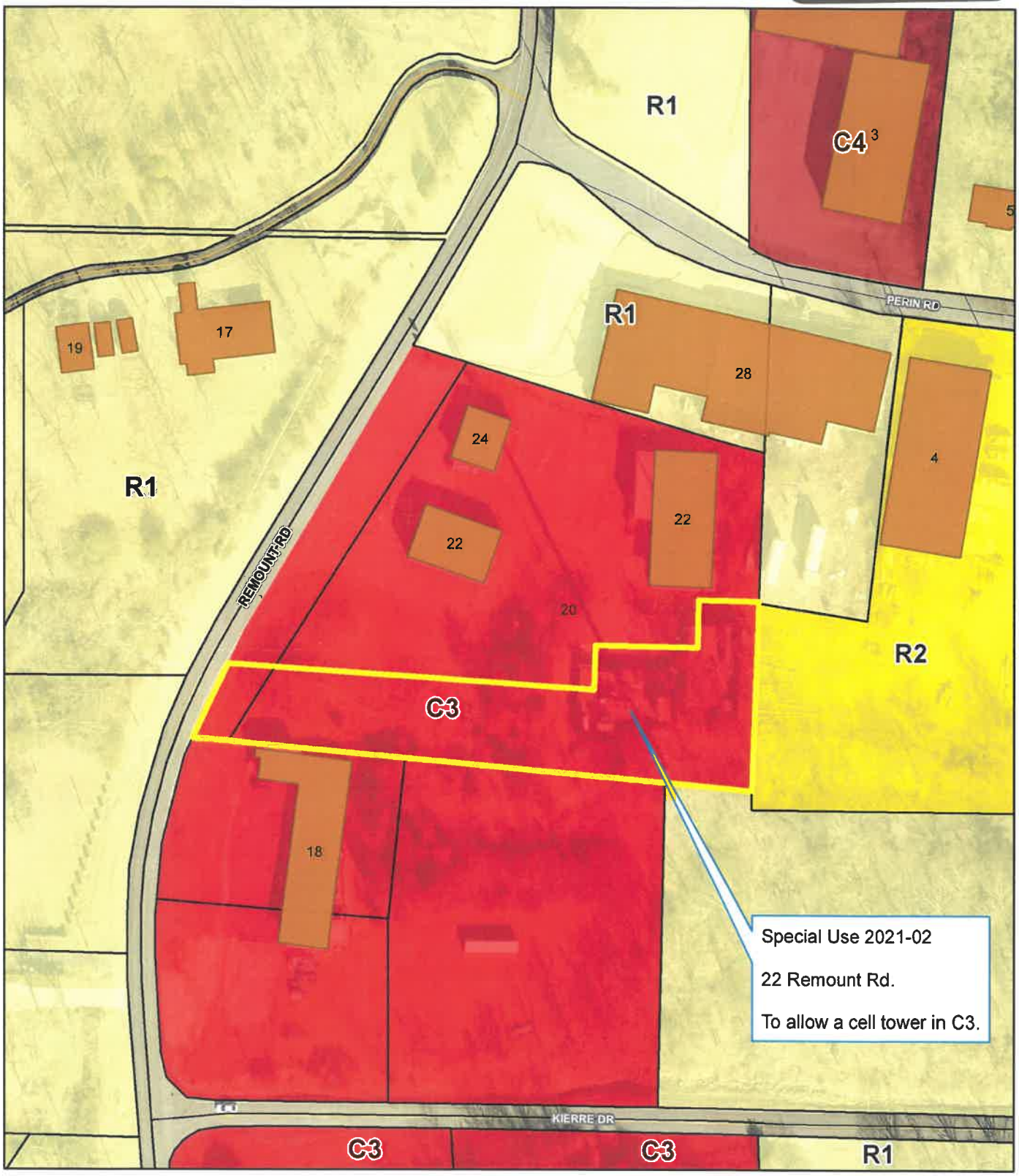
RECEIVED BY B Tyne

EXHIBIT

tabbies

A

Special Use #2021-02



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 1/13/2021

Not an actual survey

Special Use #2021-02

Ortho Map

1 inch = 81.3 feet

0 40 80 160 Feet

N W E S

Date: 1/13/2021

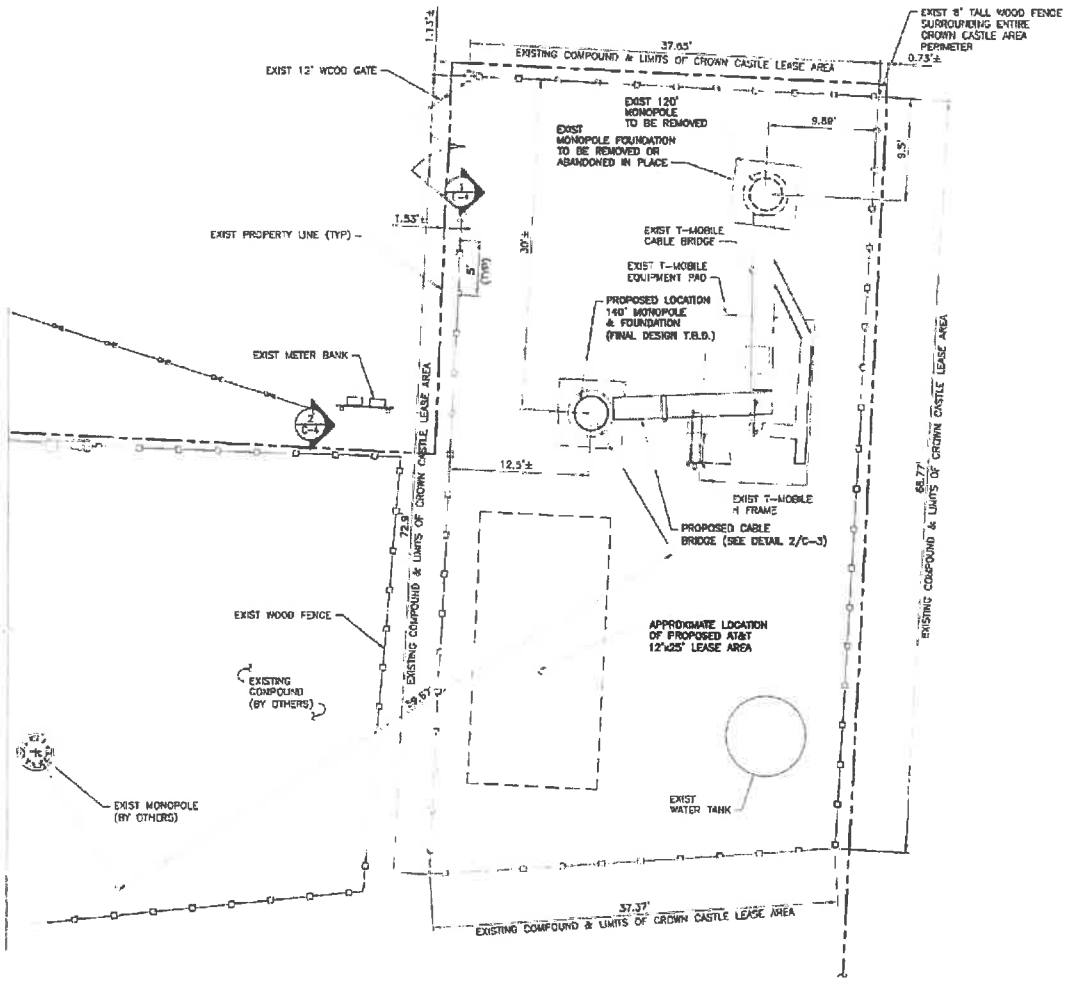
Not an actual survey

NORTH IS APPROXIMATE VERIFY TRUE NORTH PRIOR TO INSTALLATION OF ANTENNAS

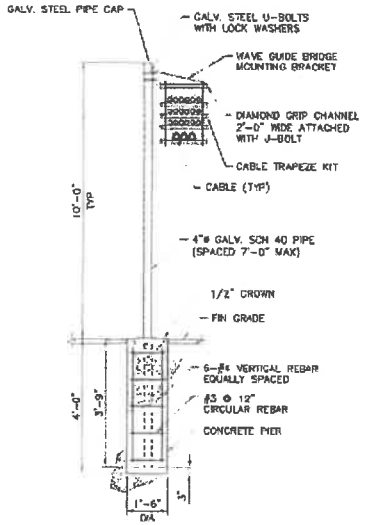
N

LIGHTING NOTE:
ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND NOT ENCROACH ON NEIGHBORING PROPERTIES.

NOTE:
THE PROPOSED MONOPOLE & FOUNDATION TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARKANSAS



1 / C-3 SITE DETAIL PLAN
SCALE: 1" = 5'



2 / C-3 CABLE BRIDGE DETAIL
SCALE: 1/2" = 1'-0"

Tectonic

CCTMO LLC.

CROWN CASTLE
LANDLORD
LEASING
RF
CONSTRUCTION

PROJECT NUMBER: 6449.(CTP)(AR)(LAR) DRAWN BY: RM

NO.	DATE	ISSUE
0	09/29/20	ISSUED FOR APPROVAL
1	11/18/20	ISSUED FOR COMMENTS

RELEASED BY: DATE:

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0 1 2 2
ORIGINAL SIZE IN INCHES

SITE INFORMATION

CCTMO LLC BUN:825016
KIERRE RAWLAND
22A REMOUNT ROAD
NORTH LITTLE ROCK, AR
72118
PULASKI COUNTY

SHEET TITLE

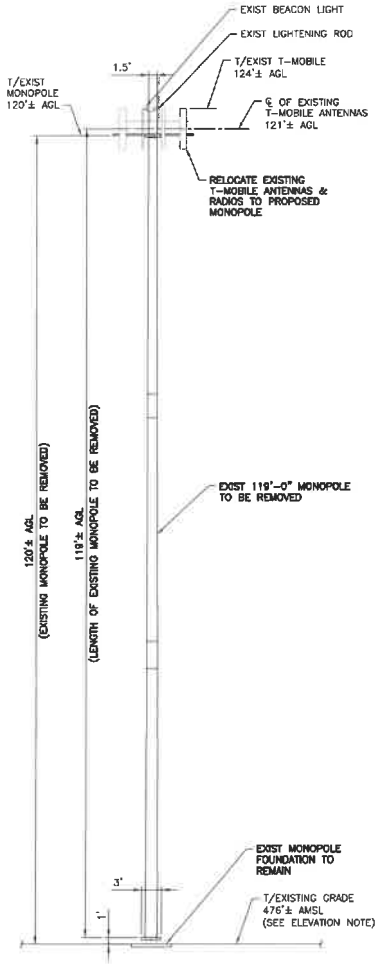
SITE DETAIL PLAN

SHEET NUMBER

C-3

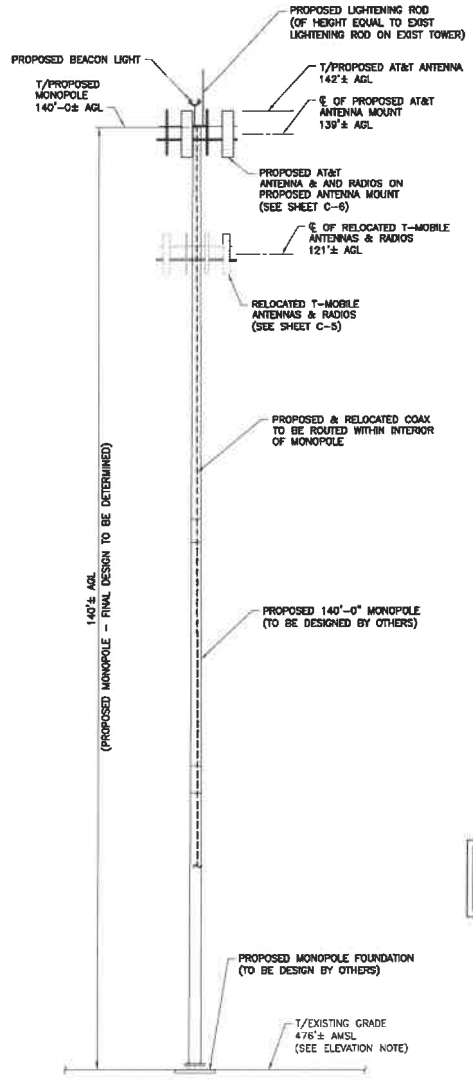
EXHIBIT

B



1 C-4 EXIST ELEVATION

SCALE: 1" = 8'



2 C-4 PROPOSED ELEVATION

SCALE: 1" = 8'

NOTE:
THE PROPOSED MONOPOLE & FOUNDATION TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARKANSAS

ELEVATION NOTE:
ELEVATION OF PROPOSED MONOPOLE HAS BEEN ASSIGNED AS EL 615'±. THIS IS APPROXIMATELY 140'± ABOVE GRADE LEVEL WHICH WAS DETERMINED AS EL 476'± THIS IS BASED ON ON SURVEY & FAA 1A BY RLF DATED 10/26/20.

STATE OF ARKANSAS
ARKANSAS
LICENSED
PROFESSIONAL
ENGINEER
12/15/20

Tectonic

CCTMO LLC.

CROWN CASTLE
LANDLORD
LEASING
RF
CONSTRUCTION

PROJECT NUMBER	DRAWN BY
8446.KIERRAWLAND	NM

NO.	DATE	ISSUE
0	10/29/20	ISSUED FOR APPROVAL
1	11/19/20	ISSUED PER COMMENTS
2	12/22/20	REMOVED LANDSCAPING

RELEASED BY | DATE

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

CCTMO LLC BUN:825016
KIERRE RAWLAND
22A REMOUNT ROAD
NORTH LITTLE ROCK, AR
72118
PULASKI COUNTY

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NUMBER

C-4