O-21-24

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 9600 WHITE OAK CROSSING IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO C4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Joe White & Associates, Inc., 25 Rahling Circle, Suite A-2, Little Rock, Arkansas 72223, seeking a rezone of the herein described land to allow for a mini-storage business, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on March 9, 2021; 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 property herein described and being located at 9600 White Oak Crossing, North Little Rock, Arkansas, from Multi-Family to Trade Fair was approved (7 affirmative; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 9, 2021.

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 R1 to C4 zone, said property being located at 9600 White Oak Crossing in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 1, OF THE WHITE OAKS SELF STORAGE ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto collectively as Exhibit A)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Multi-Family to Trade Fair as reflected on the maps attached hereto collectively as Exhibit A 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 the rezoning of the above-described land as provided for herein 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

SPONSORS:

Steve Baxter

Council Member Steve Baxter

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:05 A.M. _____ P.M.

By B. Fields

DATE 3-16-21

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

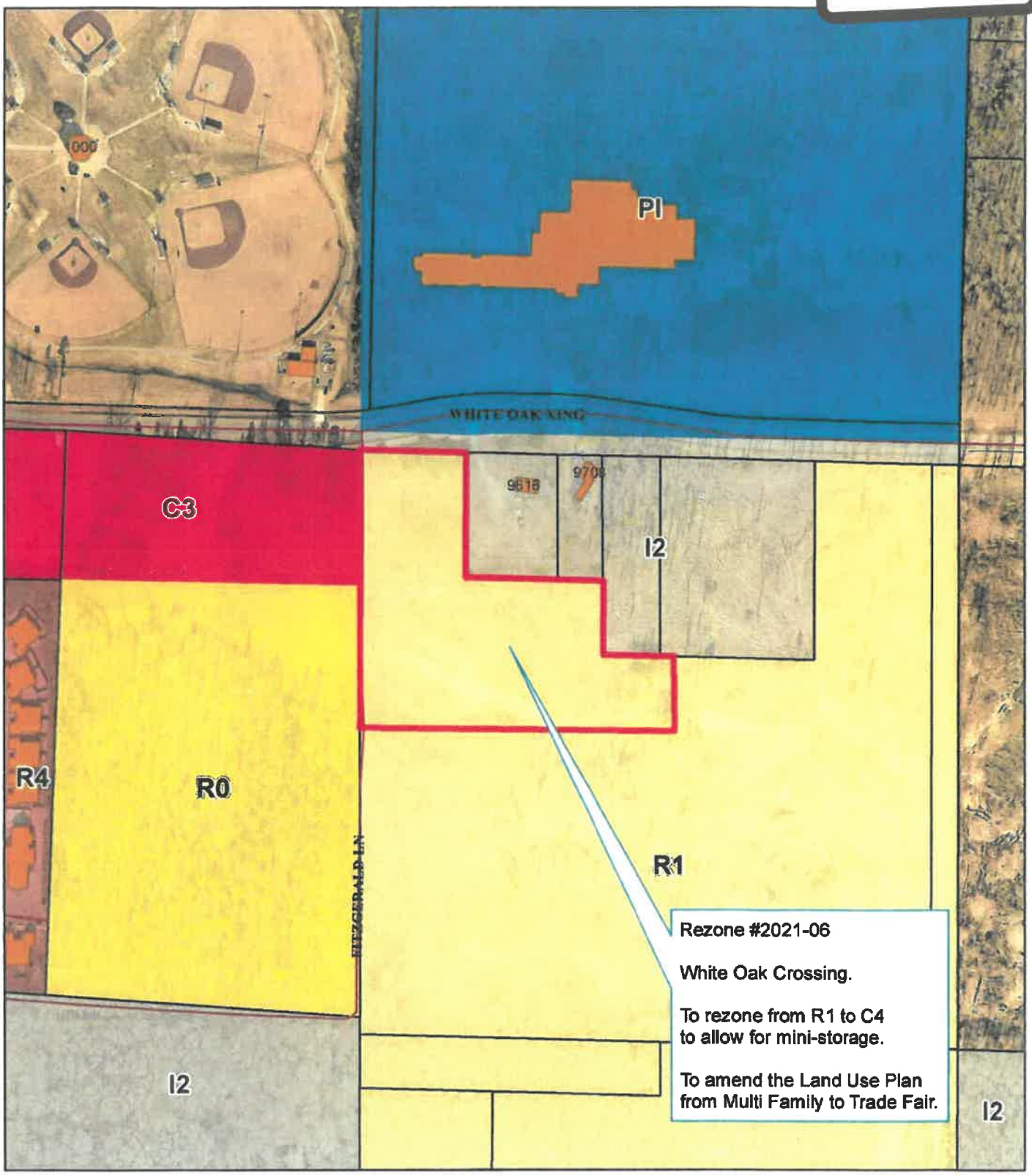
RECEIVED BY S. Ussery

EXHIBIT

tabbies

A

Rezone Case #2021-06



NLR Community Planning

Zoning Map

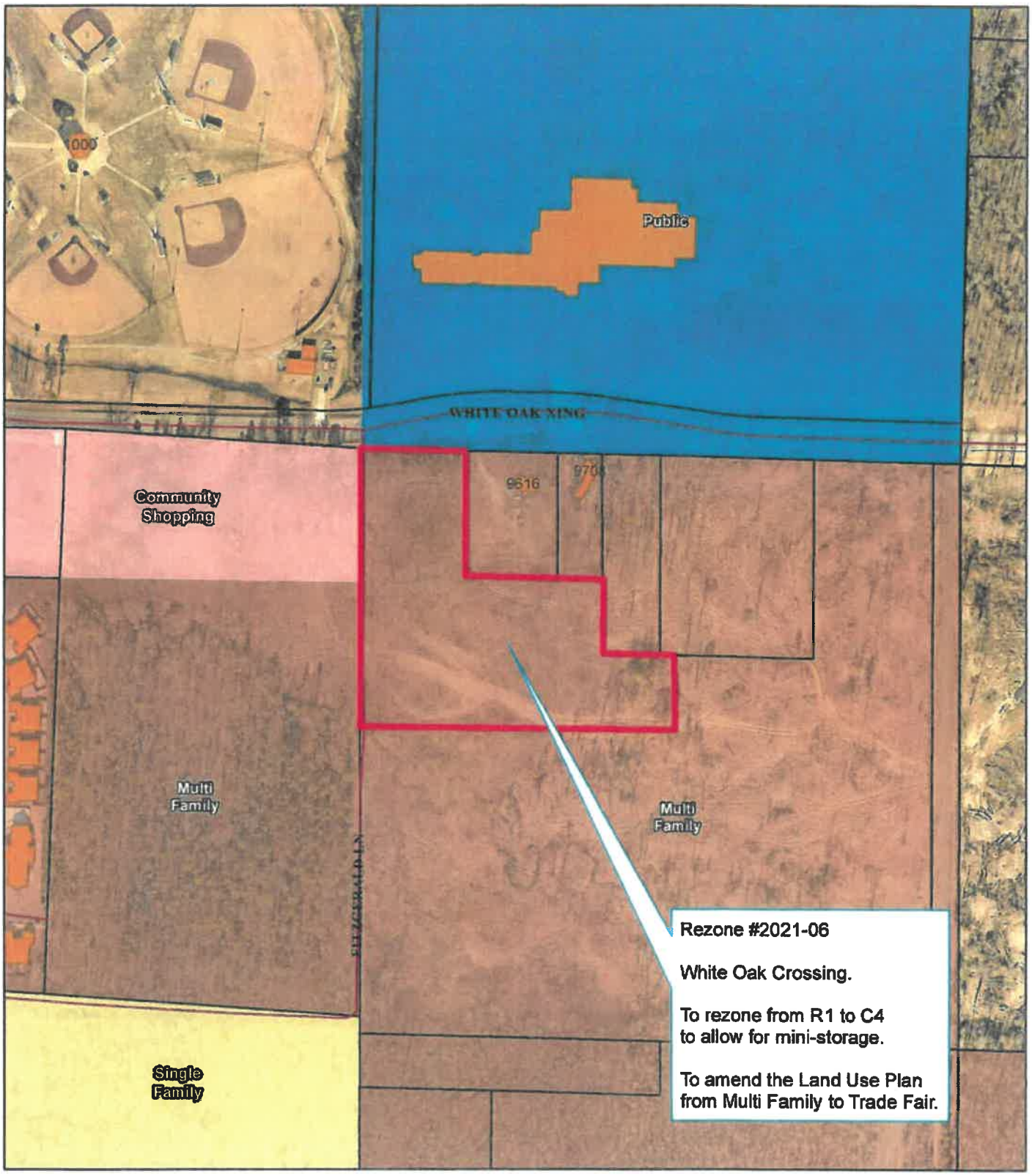
1 inch = 300 feet

0 150 300 600 Feet

N W E S

Date: 2/25/2021

Rezone Case #2021-06



Land Use Map

1 inch = 300 feet

0 150 300 600 Feet

Date: 2/25/2021

N W E S

Rezone Case #2021-06

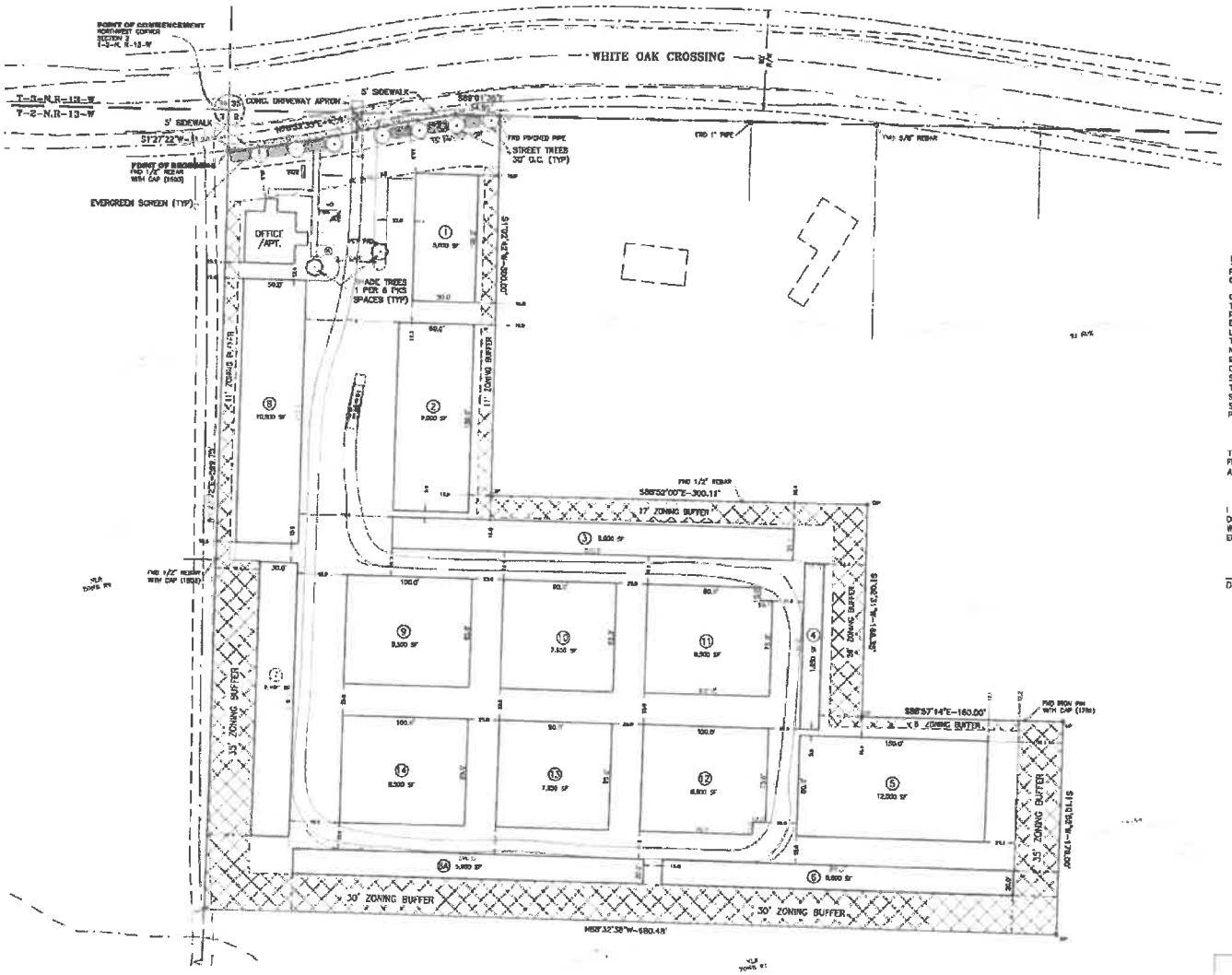
Ortho Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 1/27/2021

N
W E
S



LEGAL DESCRIPTION

PART OF THE NW1/4 OF SECTION 2, T-2-N, R-13-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, T-2-N,R-13-W; THENCE S01°27'22"W, ALONG THE WEST LINE OF SAID SECTION 2, 31.86' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WHITE OAK CROSSING, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING: (1) ALONG THE ARC OF A 1040.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 103.92 AND CHORD OF N87°24'35"E-103.88'; (2) N78°32'53"E-0.09 FEET; (3) ALONG THE ARC OF A 950.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 71.39' AND CHORD OF N80°46'23"E-71.37'; (4) S89°01'35"E-34.95'; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S01°02'42"W-300.00'; THENCE S88°52'00"E-300.11'; THENCE S01°02'31"W-166.35'; THENCE S88°57'14"E-160.00'; THENCE S01°10'52"W-170.00'; THENCE N88°32'38"W-680.48' TO THE WEST LINE OF SAID SECTION 2; THENCE N01°27'22"E, ALONG SAID WEST LINE, 599.70' BACK TO THE POINT OF BEGINNING, CONTAINING 8.0288 ACRES, MORE OR LESS.

THIS PROPERTY IS OUTSIDE THE 100 YEAR FLOOD BOUNDARY ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR NORTH LITTLE ROCK, ARKANSAS, FIRM PANEL # 05119C-0328 G, DATED JULY 6, 2015.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.

Daniel W. Hamer, PLS #1542 AR

STATE OF ARKANSAS
DANIEL W. HAMER
1542
REGISTERED LAND SURVEYOR

OWNER & SELLER:
Stuart & Rita Jenn Vess
11,221 Craig Road
Scott, AR 72142

DEVELOPER:
White Oaks Storage, LLC
15,100 Pride Valley Road
Little Rock, AR 72223

SCALE IN FEET
40' 20' 0' 40' 80' 120'

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER

DATE	REVISION	BY

SITE PLAN

WHITE OAKS SELF STORAGE

Lot 1, White Oaks Self Storage Addition

North Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
24 RAWLINS CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE (501) 221-4646

DATE: FEBRUARY 24, 2021	SCALE: 1" = 40'	
PROJECT NUMBER: 21-0138		

G:\DWG\2021\21-0138 - White Oak Storage\Site Plan\Site Plan 11 SUL - Revised layout - 02-11-21 - Truck Turning Movements.dwg