

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTION 7.2.2 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 8701 KIM DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE LANDSCAPING REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by Natural Trails Storage LLC, 20 Haywood Court, Little Rock, Arkansas 72223, seeking a waiver of requirements for certain real property located at 8701 Kim Drive (see letter and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the North Little Rock Planning Commission duly considered and required the landscape strips adjacent to the paved areas (9 affirmative votes) at a regular meeting thereof held June 14, 2022.

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

SECTION 1: That the following provisions of Section 7.2.2 of the Ordinance No. 9263 ("Zoning Ordinance") are hereby waived for certain real property located at 8701 Kim Drive, more particularly described as Lot 2 of the White Oak Crossing Commercial Park Addition to the City of North Little Rock, Arkansas:

7.2.2 Landscaping Strips

- A. Landscape strips shall be required along all front, side, and rear yards adjacent to parking areas, driveways, or vehicle maneuvering areas.
- B. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart and shall be irrigated by an automatic underground irrigation system.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 the waiver of the above-described sections as provided for herein is to be in the best interests of the City, 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:

ATTEST:

Ron Harris
Council Member Ron Harris *by AT*

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

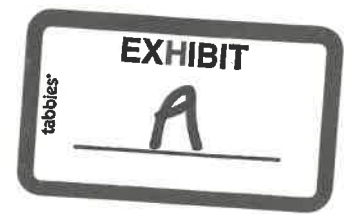
FILED 10:30 A.M. _____ P.M.

By A. Fields

DATE 11-19-24

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

RECEIVED BY S. Ussery



Natural Trails Storage, LLC
8701 Kim Drive
North Little Rock, AR 72113

November 14, 2024

ATTN: NLR Mayor and City Council
300 Main Street
North Little Rock, AR 72119

RE: Natural Trails Storage Landscape Plan Modification

Dear Mayor Hartwick and City Council,

I am writing on behalf of Natural Trails Storage to request a modification to the landscape plan for our storage complex, located at 8701 Kim Drive, North Little Rock, AR 72113. The current landscape plan is asking that screening be planted along the westernmost complex boundary. We are requesting the requirement to plant screening on the complex's westernmost boundary line be waived.

This screening was initially included in our landscape plan to provide a natural boundary between our complex and neighboring property owners. However, we have approximately 9.5 Acres of undeveloped greenspace to our west. This acreage will provide ample screening between our complex and the neighboring property owners.

We would also like to note that any resources allocated to screening would be wasted if and when we expand our complex. The proposed screening on the westernmost complex boundary would have to be uprooted.

I have attached an email from the building official showing the area in question. It is my understanding that this is the only item keeping us from our final approval. I have also attached a couple pictures of the area as it sits today. Thank you for your attention to this matter.

Sincerely,


Terry White
Managing Member
501-680-4263
whitepartner20@gmail.com


Alex M. Lalonde
Complex Manager
501-259-2881
alex@naturaltrailsstorage.com

Enclosures (3)

dubberlyrelentless@gmail.com

From: whitepartner20@gmail.com
Sent: Monday, October 28, 2024 11:36 AM
To: dubberlyrelentless@gmail.com
Subject: FW: 8701 Kim Dr., Natural Trails Storage

From: gwjoyner@gmail.com <gwjoyner@gmail.com>
Sent: Monday, October 28, 2024 9:05 AM
To: Terry White <whitepartner20@gmail.com>
Subject: Fwd: 8701 Kim Dr., Natural Trails Storage

Sent from my iPhone

Begin forwarded message:

From: scrain@nlr.ar.gov
Date: October 28, 2024 at 9:02:16 AM CDT
To: gwjoyner@gmail.com
Subject: RE: 8701 Kim Dr., Natural Trails Storage

Jerry

Upon inspection of the site I see that the screening bushes that are on the Landscape plan (Sheet C7.00) where never planted. I have attached a copy of that sheet with that area clouded for your review.

Regards

Steve Crain
Building Official
City of NLR Planning Department
SCrain@nlr.ar.gov
501-906-6522

From: Jerry Joyner <gwjoyner@gmail.com>
Sent: Tuesday, October 22, 2024 6:56 AM
To: Crain, Steve <SCrain@nlr.ar.gov>; Terry White <whitepartner20@gmail.com>
Subject: 8701 Kim Dr., Natural Trails Storage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PROPOSED LOT 2
WHITE OAK CROSSING
COMMERCIAL PARK
LANDSCAPE PLAN



1. The proposed landscape plan for Lot 2, White Oak Crossing Commercial Park, is designed to provide a high-quality, functional, and aesthetically pleasing outdoor environment. The plan includes a variety of plant materials, hardscape elements, and irrigation systems that will enhance the overall appearance and usability of the site.

2. The landscape design is based on the following principles:

- a. Functionality: The landscape should provide a safe and functional outdoor environment for all users.
- b. Aesthetics: The landscape should be visually appealing and enhance the overall appearance of the site.
- c. Sustainability: The landscape should be designed to be sustainable and require minimal maintenance.
- d. Cost-effectiveness: The landscape should be designed to be cost-effective and provide the best value for the investment.

3. The proposed landscape plan includes the following elements:

- a. Plant Materials: A variety of plant materials, including trees, shrubs, and groundcover, will be used to create a diverse and attractive landscape.
- b. Hardscape Elements: Hardscape elements, including walkways, patios, and retaining walls, will be used to define the outdoor spaces and provide functional areas for users.
- c. Irrigation Systems: An efficient irrigation system will be installed to ensure that the plants are properly watered and maintained.
- d. Maintenance: A regular maintenance schedule will be established to ensure that the landscape remains in good condition and requires minimal ongoing care.

4. The proposed landscape plan is designed to be a long-term investment that will provide a high-quality outdoor environment for many years to come.

PLANT MATERIALS

Item	Quantity	Notes
1. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
2. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
3. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
4. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
5. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios

PLANT MATERIALS

Item	Quantity	Notes
1. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
2. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
3. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
4. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
5. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios

PLANT MATERIALS

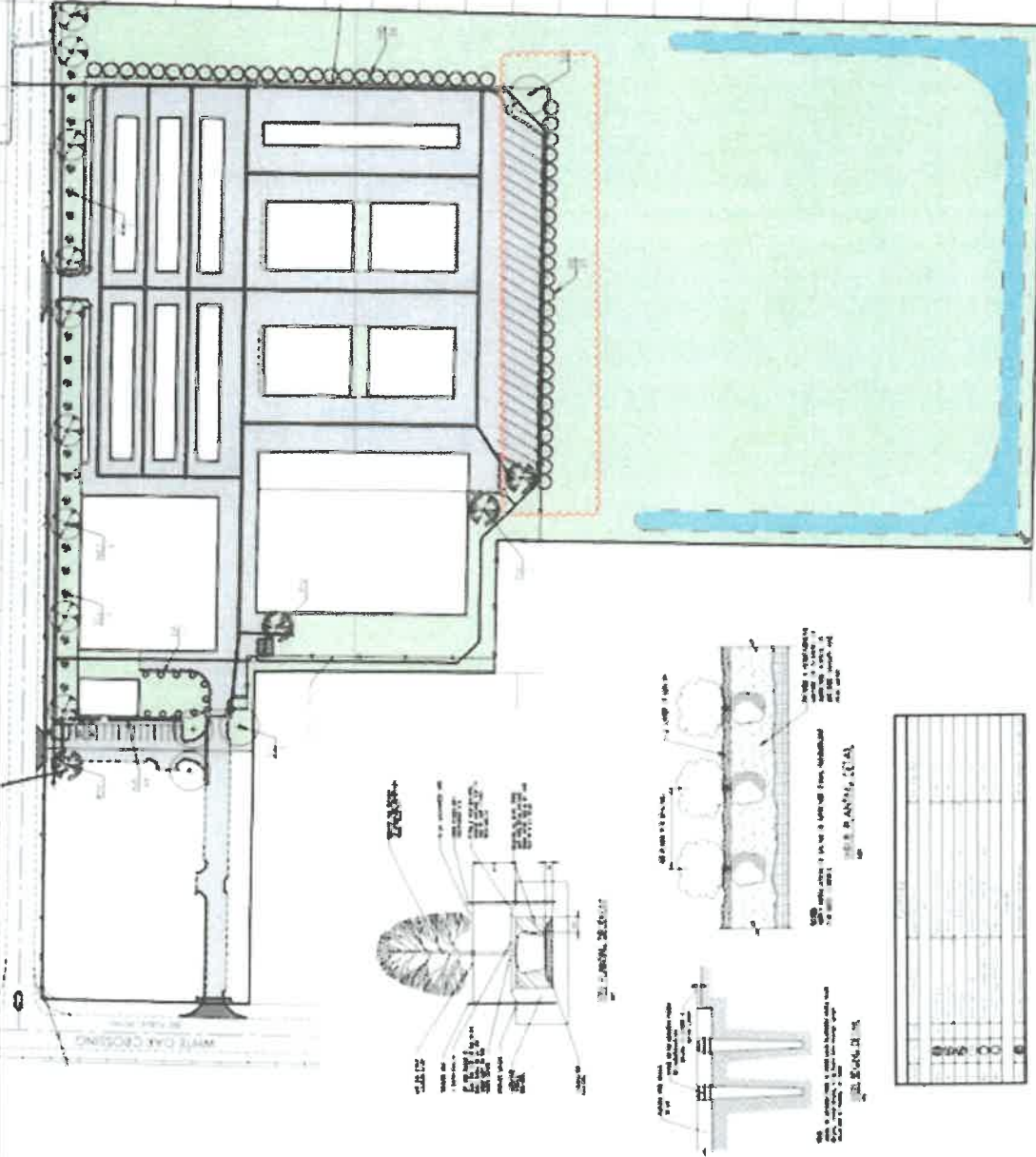
Item	Quantity	Notes
1. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
2. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
3. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
4. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
5. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios

PLANT MATERIALS

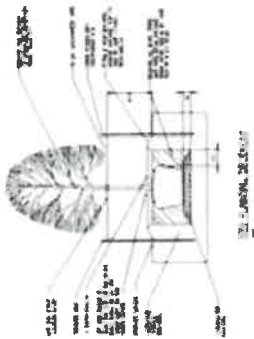
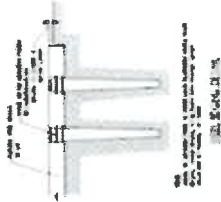
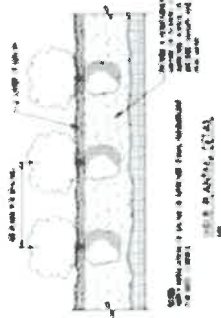
Item	Quantity	Notes
1. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
2. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
3. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
4. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
5. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios

PLANT MATERIALS

Item	Quantity	Notes
1. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
2. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
3. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
4. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
5. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios

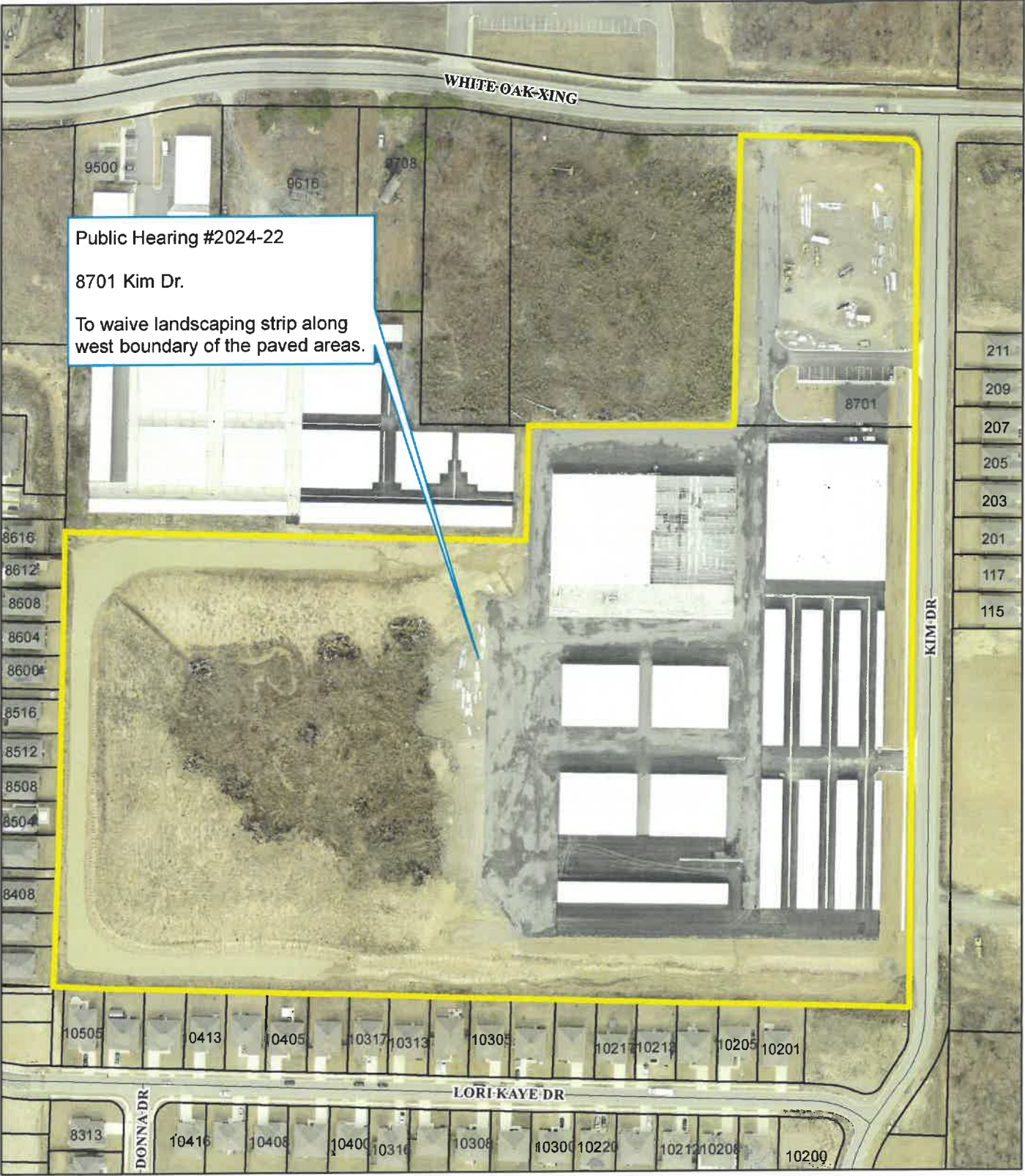


Item	Quantity	Notes
1. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
2. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
3. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
4. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios
5. 12" x 12" x 12" Concrete Pavers	1000	For walkways and patios



Public Hearing Case # 2024-22

EXHIBIT
tabbies B



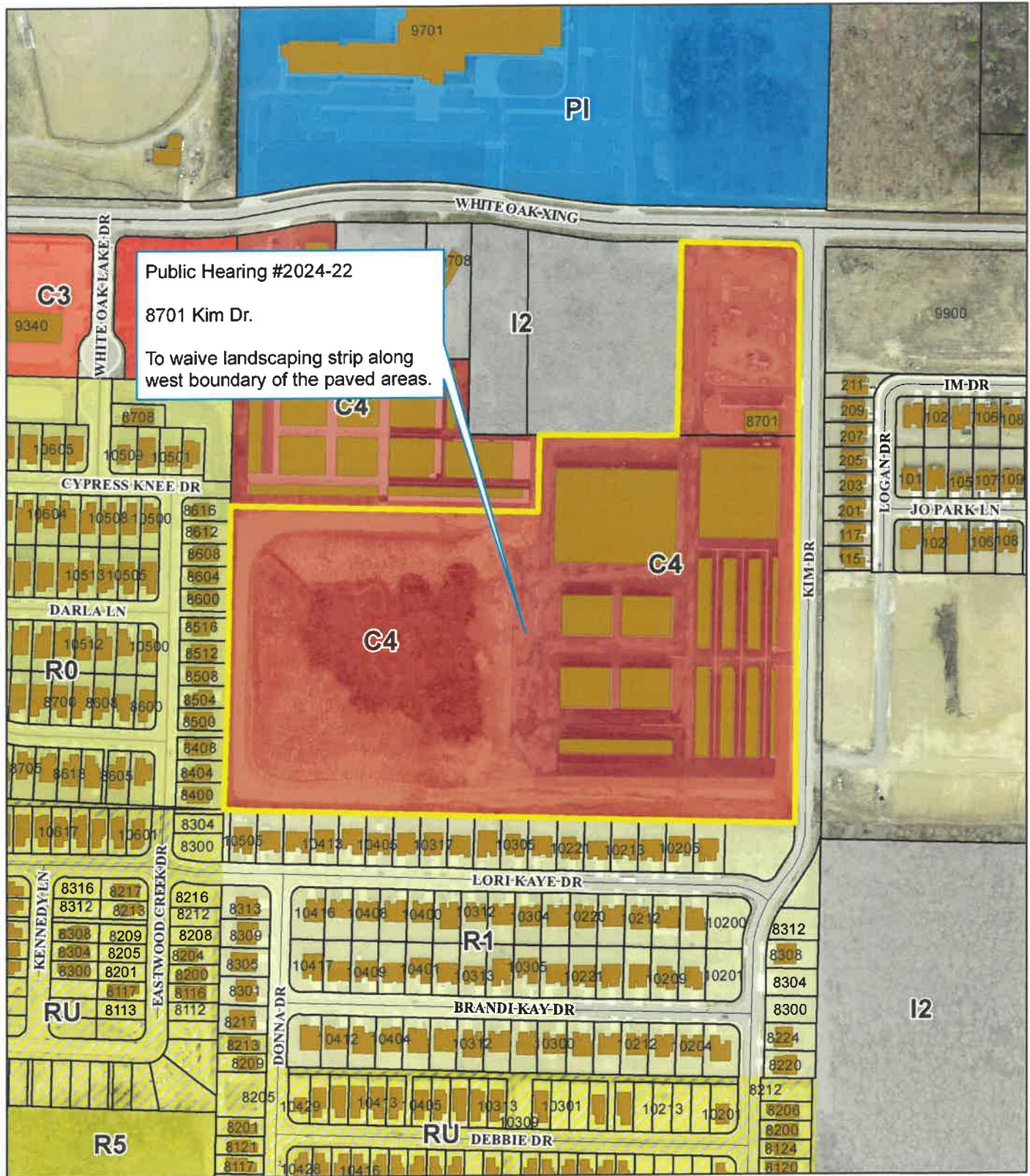
Ortho Map

1 inch = 200 feet



Date: 11/14/2024

Public Hearing Case # 2024-22



Zoning Map

1 inch = 300 feet



Date: 11/14/2024