

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A COMMUNICATION TOWER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5500 CHIQUITO ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, 1901 Sixth Avenue North, Suite 2600, Birmingham, Alabama 35203, seeking a special use for property located at 5500 Chiquito Road to allow a communication tower in a C3 zone, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on October 8, 2024.

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 5500 Chiquito Road in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

PART OF THE S 1/2 S 1/2 N 1/2 S 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE ARKANSAS MIDLAND RAILROAD WITH THE WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 161; THENCE S 66°48'36" W, 267.91 FEET; THENCE N 05°57'24" W, 40.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 84°02'36" W, 80.00 FEET; THENCE N 05°57'24" W, 80.00 FEET; THENCE N 84°02'36" E, 80.00 FEET; THENCE S 05°57'24" E, 80.00 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 6,400.0 SQUARE FEET, OR 0.15 ACRES, MORE OR LESS (See map attached hereto as Exhibit A.)

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

1. Meet the requirements of Site Plan Review (SD2024-57) established by the Planning Commission.
2. Approval by City Council of the option to pay the tree in-lieu of fee for 48 trees instead of providing a planted buffer around the exterior perimeter of the fence @ \$400.00/tree.
3. Meet the requirements of the Board of Zoning Adjustment for the tower height variance approval including -

- i. Multiple blinking lights be located on top of the tower to operate 24-hours per day, 7-days per week and 365-days per year.
 - ii. A letter from the FAA approving the tower height and location.
 - iii. The tower be of monopole type only.
 - iv. 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.
 - v. The placement of a fence around the communication tower site a minimum of 6-feet in height.
 - vi. 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.
- 4. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
 - 5. 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:

Maurice Taylor
Council Member Maurice Taylor

1-2 AF Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

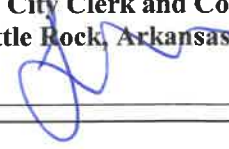
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

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

By Amy Fields CA

DATE 11-19-24

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

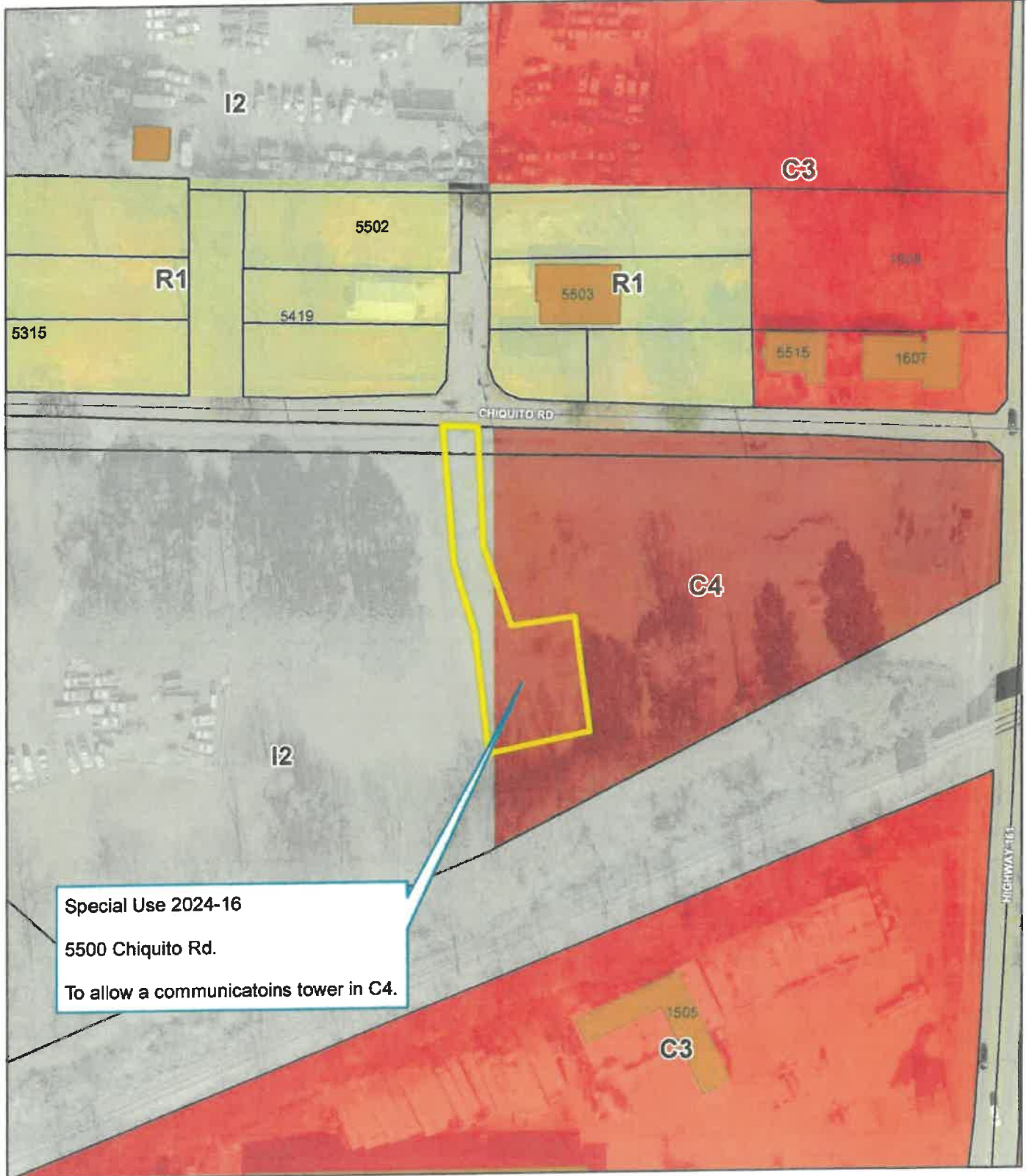
RECEIVED BY 

Special Use #2024-16

EXHIBIT

A

tabbles



Zoning Map

Date: 9/12/2024

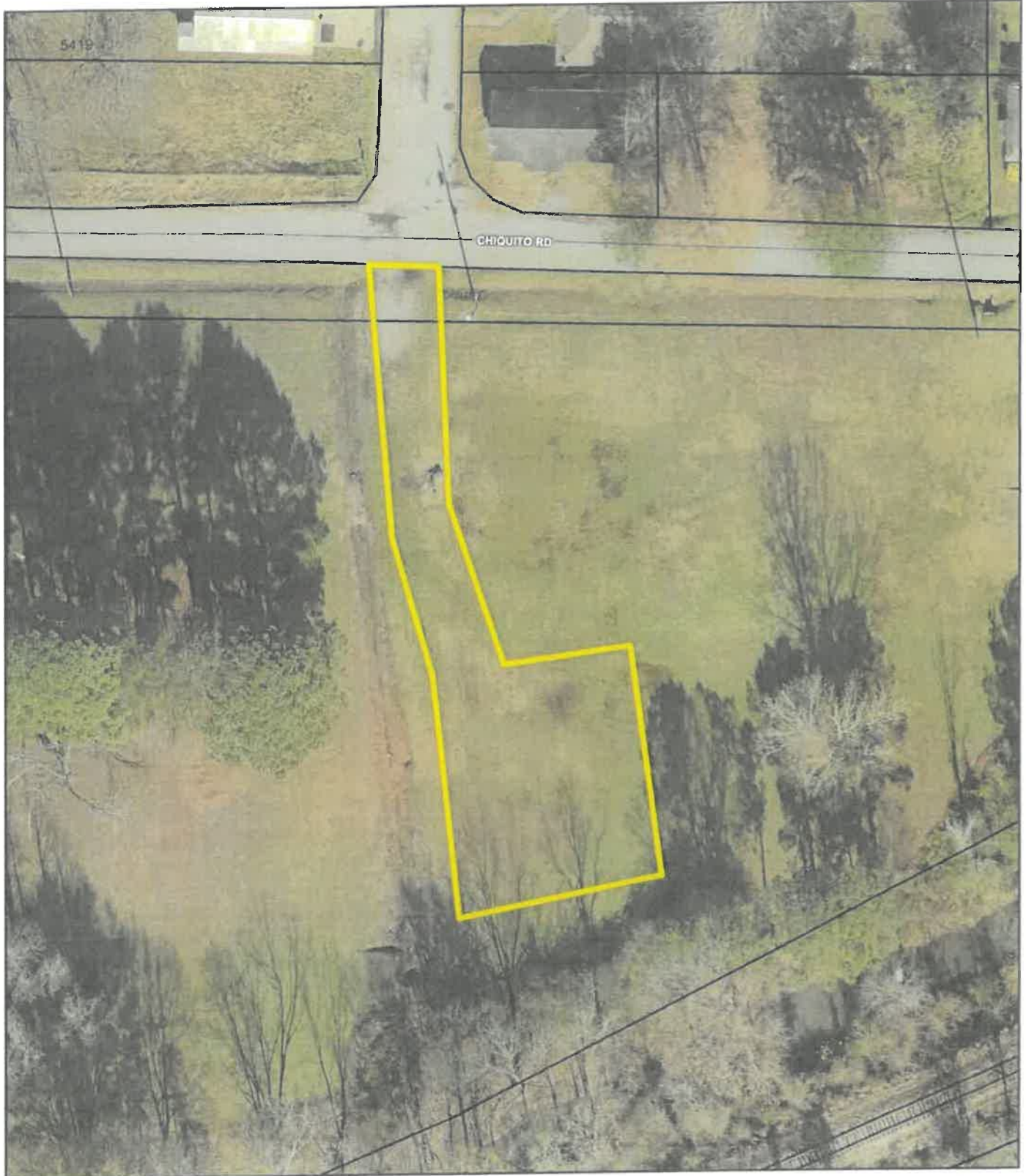
1 inch = 100 feet

0 50 100 200 Feet



Not an actual survey

Special Use #2024-16



Ortho Map

Date: 9/12/2024

1 inch = 50 feet

0 25 50 100 Feet



Not an actual survey



**Heritage
Engineering
PLLC**
P.O. BOX 993
Benton, Arkansas 72015
(501) 938-2703

verticalbridge

CHICUITO ROAD / US-AR-5221
NEW 125' MONOPOLE TOWER

SETBACK PLAN

[illegible]

	DATE _____ BY _____ PAGE NO. _____ SHEET NO. _____
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3.4

