

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A FEE IN LIEU OF PLANTING TREES 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, Brant Ratcliffe of CMI Acquisitions has requested, on behalf of Vertical Bridge, payment of a fee in lieu of planting trees for certain real property located at 5500 Chiquito Road (see Letter from Mr. Ratcliffe and Tree In-Lieu Form attached hereto, respectively, as Exhibits A and B); and

WHEREAS, the North Little Rock Planning Commission duly considered and required the placement of a planted buffer around the property in conjunction with the approval of the Robert McNutt Lot 1A replat and Site Plan Review of 5500 Chiquito Road (9 affirmative votes) at a regular meeting thereof held October 8, 2025; and

WHEREAS, the North Little Rock Tree Board has reviewed the request, determined that the tree requirement would be impracticable or unnecessary, and recommended that the City approve the fee; and

WHEREAS, it is in the best interests of the City that the applicant pay the fee in lieu of planting trees in the amount of Nineteen Thousand Two Hundred and 00/100 Dollars (\$19,200.00).

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

SECTION 1: That the request for fee in-lieu of planting trees is hereby approved for the subject real property located at 5500 Chiquito Road, more particularly described as Lot 1A of the Robert McNutt Addition to the City of North Little Rock, Pulaski County, Arkansas (see map attached hereto as Exhibit C).

SECTION 2: That the fee, in the amount of \$19,200.00, shall be paid to the Ward 2 account for fees in-lieu of planting trees.

SECTION 3: 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 4: It is hereby found and determined that the herein described fee in lieu of trees is in the best interests of the City, and the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth of this land and 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

Linda Robinson  
Council Member Linda Robinson

by AF 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 10:50 A.M. \_\_\_\_\_ P.M.

By A. Fields

DATE 4-22-25

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

RECEIVED BY S. Ussery



The City of North Little Rock Tree Board  
C/O City of North Little Rock Planning Department  
700 W. 29<sup>th</sup> St. 2<sup>nd</sup> Floor  
North Little Rock, AR. 72114

**RE: Vertical Bridge to pay an in-lieu fee instead of planting trees**

City of North Little Rock Tree Board,

I hope this letter finds you well. I am writing to formally request permission to pay the in-lieu fee as an alternative to planting trees located at 5500 Chiquito Road, North Little Rock, AR in accordance with the city's tree ordinance.

I fully support the goals of the ordinance to enhance the city's greenery and environmental sustainability. However, due to the tower site being located in the middle of a field and backing up to the Railroad Tracks planting the required number of trees on the approved tower site would present significant difficulties. In light of this, I am seeking approval to contribute the required fee in lieu of planting the trees, which I understand will be used to fund other urban forestry initiatives within the city.

I would be grateful if you could provide me with further information on the necessary steps to move forward with this request, including any required forms or documentation.

Should you have any questions regarding this Letter or if you need any more information, please do not hesitate to give me a call. I can be reached on my cell phone at 601-953-1368. Thank you again for your time and consideration.

Sincerely,

Brant Ratcliffe  
Agent for Vertical Bridge

7/1/2022

## City of North Little Rock Tree In-lieu of Form

Address of Request: 5500 Chiquito Road, NLR, AR 72117Business name: Vertical Bridge - CMI AcquisitionsApplicant / contact name: Brant RatcliffeApplicant / contact phone(s): office: 601 953 1368 cell: \_\_\_\_\_Planning Commission case number: SD 2024-57Number of trees for the in-lieu of request: 48

Items below are to be attached to this application. The Tree Board may request additional documentation after submittal. Check the boxes below on items that are attached.

- ☒ Letter of request stating reason for the in-lieu of request (on letterhead with all contact info).
- ☒ Planning Commission final letter, showing the tree requirements.
- ☒ Map(s) showing location of the trees for the in-lieu of request (8.5x11).

Once **ALL** of the above documents have been assembled, the applicant will submit the documents as a group to the Tree Board. Documents can be dropped off at the City Clerk's office (501-975-8617) located at 300 Main Street. Documents can also be emailed to Diane Whitbey (dwhitbey@nlr.ar.gov) in PDF format. If any of the required items are not provided, the application will be returned.

Tree Board's member name: *Diane Whitbey* Request located in Ward: 2

Tree Board's recommendation is based on (check all that apply):

- ☐ There are physical improvement present on the property that would prevent reasonable installation.
- ☐ There are other situations unique to the site that make the requirement to plant trees impracticable or unnecessary.

Tree Board's recommendation on paying the in-lieu of fee (circle one): YES NOTotal cost (if approved) to be deposited into the Ward in-lieu of fee account: \$ 19,200.00

Tree Board's comments (additional sheets may be attached):

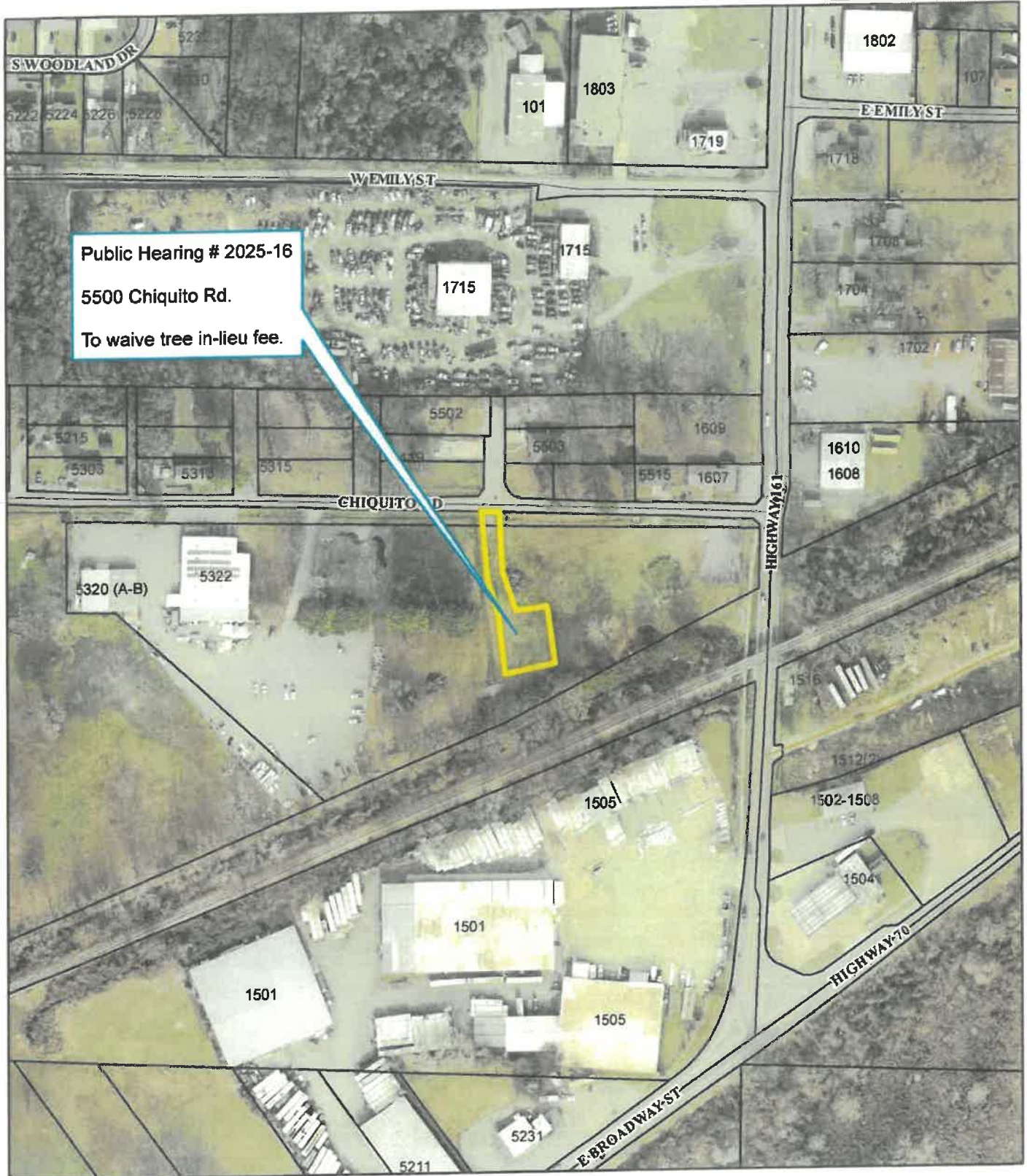
Once a recommendation is made, the Tree Board will keep the original paperwork for their files, and send a copy to the applicant, the City Attorney's office, the Planning Department and the 2 Council Members of the Ward the request is located. It is the applicant's responsibility to contact the Council Member (one or both) to request that the application be placed on the City Council agenda. The Council Member will then contact the City Attorney to determine the date of the meeting.

# Public Hearing Case # 2025-16

EXHIBIT

C

tabbles



Ortho Map

1 inch = 200 feet

0 100 200 400 600 Feet



Date: 4/9/2025





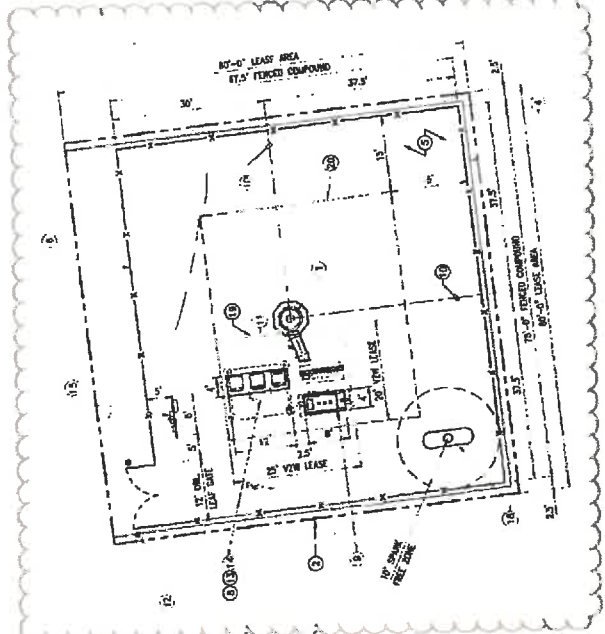
**Vertical Bridge Engineering, LLC**  
Professional Engineer  
State of Arizona License No. 12345  
12/2019

**verticalbridge**

CHICUITO ROAD / US-AR-5221  
NEW 125' MONOPOLE TOWER  
OVERALL SITE & TOPO COMPOUND PLAN

|         |         |
|---------|---------|
| DATE    | 12/2019 |
| BY      | JB      |
| CHECKED | JB      |
| DATE    | 12/2019 |
| BY      | JB      |
| CHECKED | JB      |
| DATE    | 12/2019 |
| BY      | JB      |
| CHECKED | JB      |

|             |         |
|-------------|---------|
| PROJECT NO. | 12345   |
| SHEET NO.   | 3.0     |
| DATE        | 12/2019 |
| BY          | JB      |
| CHECKED     | JB      |
| DATE        | 12/2019 |
| BY          | JB      |
| CHECKED     | JB      |

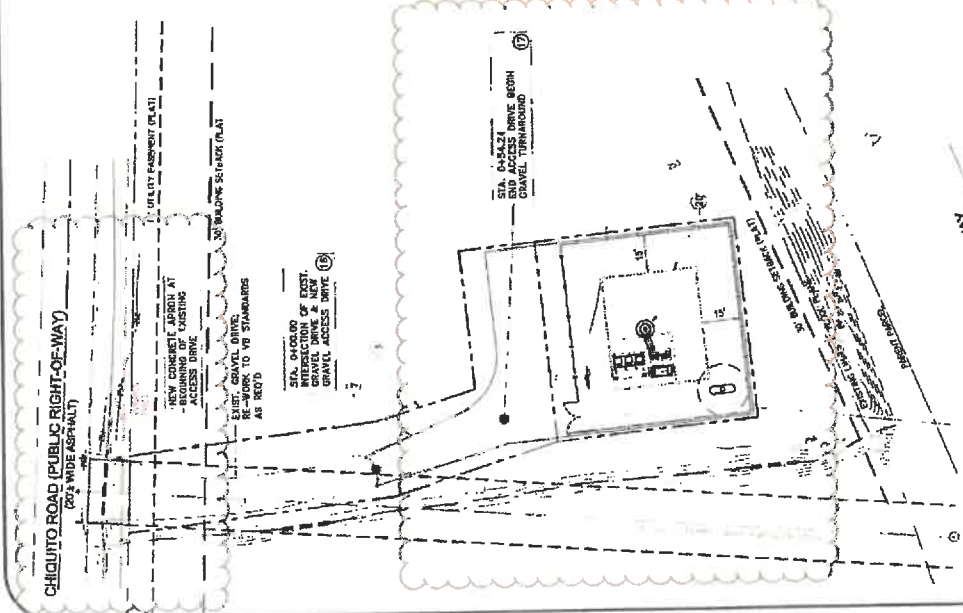


ENLARGED COMPOUND PLAN  
SCALE: 1" = 40'

NOTE:  
SEE DET. 3.3 FOR STRUCTURES AND FILL ZONE  
RADII.

NOTES BY SYMBOL "O"

1. NEW 125' MONOPOLE TOWER (CL. TOWER FC = 244.50)
2. NEW 12' X 12' TOWER BASE
3. 80'-WIDE UTILITY & INGRESS/EGRESS EASEMENT
4. LIMITS OF GRAVEL
5. CRUSHED STONE SURFACE
6. 67.5' X 75' WOOD FENCED COMPOUND, 6" TALL WIL.
7. 12' WIDE GRAVEL ACCESS DRIVE
8. ELEVATION OF TOP OF PAD FEM. FOR VERSION'S 4'-0" X
9. ELEVATION OF TOP OF PAD FEM. FOR VERSION'S 4'-0" X
10. ELEVATION OF TOP OF PAD FEM. FOR VERSION'S 4'-0" X
11. CENTER LINE OF TOWER
12. WAVE GUIDE BRIDGE APPROX. 6.5' LC
13. CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES
14. NEW CANOPY OVER VIEW EQUIPMENT
15. SLOPE NEW GRAVEL SURFACE TO DRAIN AWAY FROM
16. VERSION'S PLATFORM BACK WITH MULTI-WATER CENTER
17. UTILITY DISTRIBUTION RACK WITH MULTI-WATER CENTER
18. INTERSECTION OF EXIST. GRAVEL DRIVE & NEW
19. GRAVEL ACCESS DRIVE
20. STA. 0+00-0+25
21. END ACCESS DRIVE BEGIN GRAVEL TURNAROUND
22. END 500 GAL. PROPANE TANK
23. 80'-WIDE VZM LEASE AREA (500 SQ. FT.)
24. GROUND EQUIPMENT SETBACK 15' WITH FENCED COMPOUND



COMPOUND PLAN  
SCALE: 1" = 40'

PROPOSED MONOPOLE TOWER

CENTERLINE (MIDLINE)  
LAT: 34° 48' 08.81" N  
LONG: 107° 12' 08.31" W  
ELEVATION: 255.25 FEET (MIDLINE)  
ELEVATION: 255.25 FEET (MIDLINE)



| LEGEND            |                   |
|-------------------|-------------------|
| PLAN LOCATION     | PLAN LOCATION     |
| POWER LINE        | POWER LINE        |
| UTILITY           | UTILITY           |
| WATER LINE        | WATER LINE        |
| WATER METER       | WATER METER       |
| WATER VALVE       | WATER VALVE       |
| TITLE DESCRIPTION | TITLE DESCRIPTION |

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