

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW OUTDOOR STORAGE IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4545 WEST BETHANY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brian Dale of Joe White & Associates, 25 Rahling Circle A-2, Little Rock, Arkansas 72223, seeking a conditional use for property located at 4545 West Bethany Street to allow outdoor storage of materials in an I2 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 14, 2025 (see letter from applicant attached hereto as Exhibit A).

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

SECTION 1: That a Conditional Use is approved for outdoor storage of materials in an I2 zone for the subject real property located at 4545 West Bethany Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 1 of the Arkansas Air Inc. Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit B).

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

1. A six (6) foot opaque privacy fence or a solid masonry wall shall be required to screen the outdoor storage area from public view along W Bethany Road.
2. The maximum height of the fence, including the barbed wire, shall not exceed 6-feet in the side yards and 8-feet in the rear yard.
3. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 conditional 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:

SPONSOR:

Council Member Linda Robinson

APPROVED:

Mayor Terry C. Hartwick

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED _____ A.M. _____ P.M.

By _____

DATE _____

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

RECEIVED BY _____



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

August 26, 2025

Ms. Donna James
City of North Little Rock
Community Planning
515 West Pershing Street
North Little Rock, Arkansas 72214

RE: Lot 1, Arkansas Air Inc.
CUP & Site Plan Review

Ms. James,

Please accept this letter to serve as our applications for the above referenced submittal. We have attached eight copies of the cover letter, check list, and site plan review.

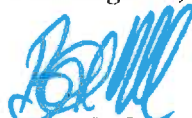
This property is located at 4545 W. Bethany Road and is currently zoned I-1.

The property is served by Central Arkansas Water and North Little Rock Wastewater Utility. This project has one existing structure. The owner has a new tenant that would like to utilize the facility for warehouse and to store building supplies outdoors. The outdoor storage area would be screened from public view on the east, and rear sides of the building in a secured area.

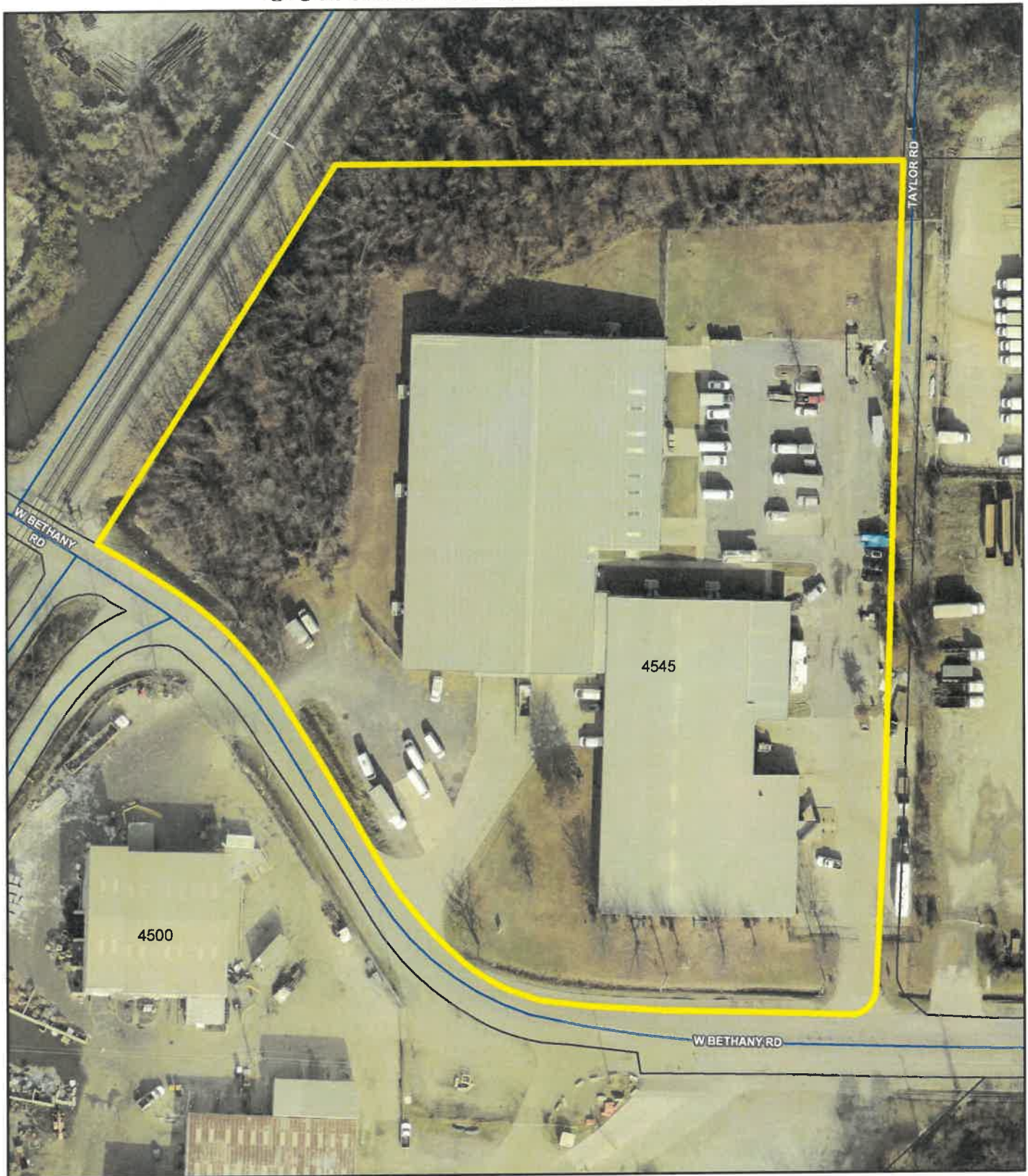
Please place this item on the next available Planning Commission meeting. Do not hesitate to call should you have any questions or require any additional information.

Your help with this application is greatly appreciated.

Best Regards,



Brian Dale



Ortho Map

1 inch = 100 feet
0 50 100 200 Feet



Date: 9/22/2025

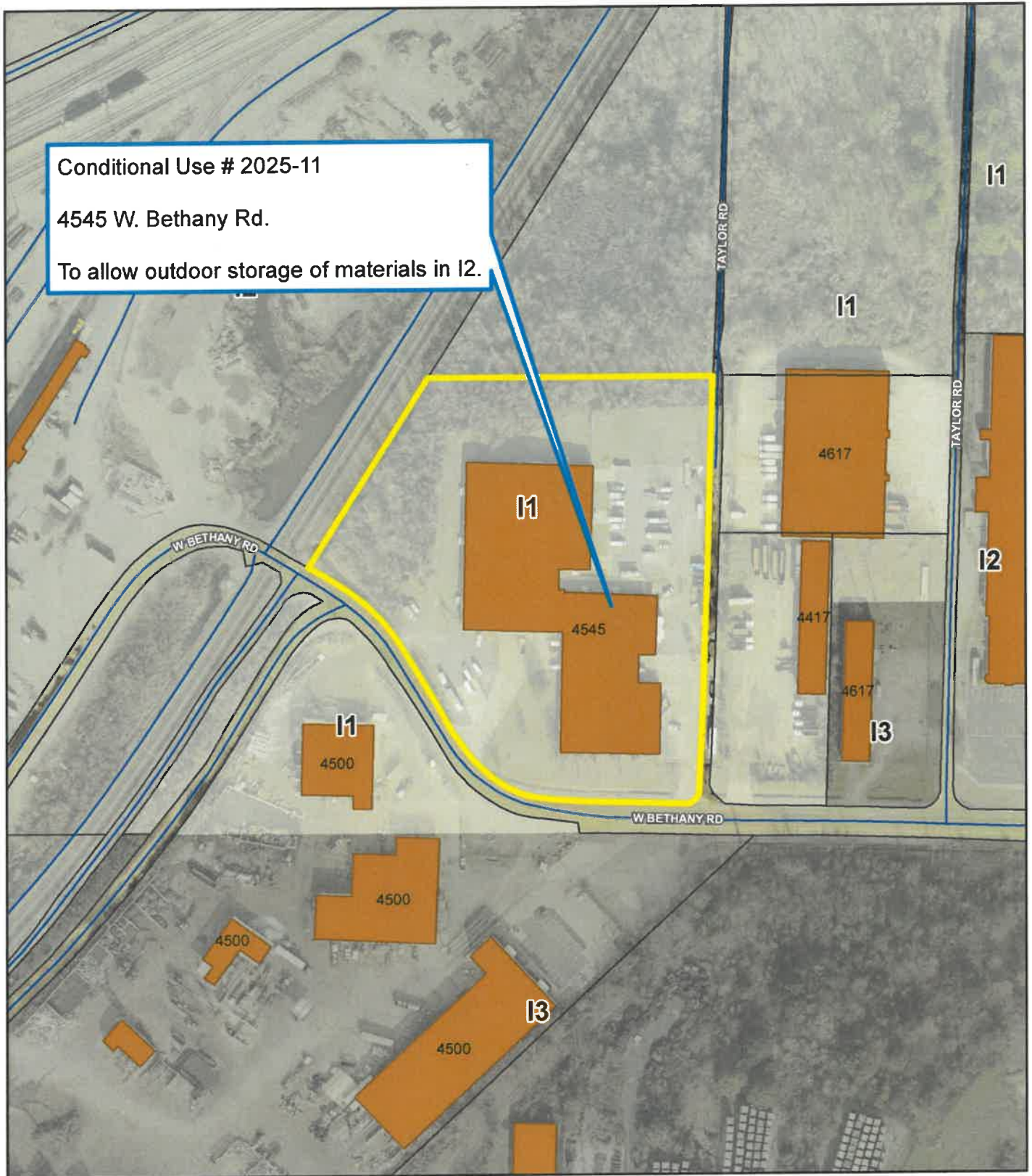
Map is not to survey accuracy

Conditional Use # 2025-11

Conditional Use # 2025-11

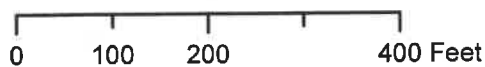
4545 W. Bethany Rd.

To allow outdoor storage of materials in I2.



Zoning Map

1 inch = 200 feet



Date: 9/22/2025

Map is not to survey accuracy

