

AN ORDINANCE GRANTING A WAIVER OF SECTIONS 12.15 AND 15.14 OF THE ZONING ORDINANCE TO ALLOW THE DEVELOPMENT OF A TRANSITORY DISTRIBUTION FACILITY ON CERTAIN REAL PROPERTY LOCATED AT 1920 NORTH LOCUST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by Mr. Thomas R. Pownall, 3810 Lookout Road, North Little Rock, AR 72116, to allow zoning waivers for the construction of a transitory distribution facility operated by Amazon, consisting of four structures. (See letter from Thomas R. Pownall dated September 12, 2018 and maps attached hereto, collectively, as Exhibit A); and

WHEREAS, a legal advertisement of notice of a public hearing to be held September 24, 2018 at 6:00 p.m. has been placed in the newspaper, and;

WHEREAS, the applicant seeks waivers of Zoning Ordinance requirements of Sections 12.15 (Fences) and 15.4 (Specific Requirements), as follows:

1. Waiver of required street trees – Section 15.4(E).
2. Waiver of required parking lot shade trees – Section 15.4(B).
3. Waiver of required continuous shrub plantings in front of outward facing parking stalls – Section 15.4(C).
4. Waiver of required front and side landscape strips – Sections 15.4(C) and (D).
5. Waiver of required buffer and screening between I-2 and R-3 zoning – Section 15.4(F).
6. Waiver to retain existing razor wire along fencing – Section 12.15(I)(1).

WHEREAS, the waivers mentioned herein will be in effect for a maximum twenty-four (24) month period or until a permanent development for the property is approved, whichever is sooner.

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

SECTION 1: That the waiver of fencing requirements, Section 12.15, and screening and landscaping buffer requirements, Section 15.4 is hereby approved for a period of twenty-four (24) months or until permanent development is approved, whichever is sooner, for property located at 1920 North Locust Street, being more particularly described as follows:

Lot 2BR, Pine Street Elementary Addition, North Little Rock, Pulaski County, Arkansas.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

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: That it is hereby found and determined that due to the transitory nature of the distribution center that the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth and development 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 Joe A. Smith

SPONSOR:

ATTEST:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED 11:20 A.M. _____ P.M.

By A. Fields

DATE 09-18-2018

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

RECEIVED BY 



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116

(501) 753-4463

FAX (501) 753-6814

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

September 12, 2018

Mayor Joe A. Smith
&
City of North Little Rock Council Members
300 Main Street
North Little Rock, AR 72119

RE: Waiver Requests
Amazon Distribution Facility
Lot 2BR, Pine Street Elementary Addition

Dear Mayor Smith and Council Members:

Please accept this letter to serve as our application to be placed on the September 24th, 2018, City of North Little Rock City Council Agenda regarding waiver requests associated with the above referenced project.

This site is proposed as a transitory distribution facility operated by Amazon. The typical permit/operation time for this type facility is 6 months with the possibility of a 24 month operation. The site is currently fenced and graveled, and the operations will remain within the existing fencing. Four structures are proposed with the largest being a tent structure containing the sorting facility. Three other structures are proposed along the frontage road as support facilities and will be modular buildings.

Given the current site conditions and transitory nature of this operation, we are requesting the following waivers:

1. Waiver of required street trees.
2. Waiver of required parking lot shade trees.
3. Waiver of required continuous shrub plantings in front of outward facing parking stalls.
4. Waiver of required front and side landscape strips.
5. Waiver of required buffer and screening between I-2 and R-3 zoning.
6. Waiver of required masonry dumpster screening.
7. Waiver to retain existing razor wire along fencing.

Property Legal Description: Lot 2BR, Pine Street Elementary Addition, City of North Little Rock, AR

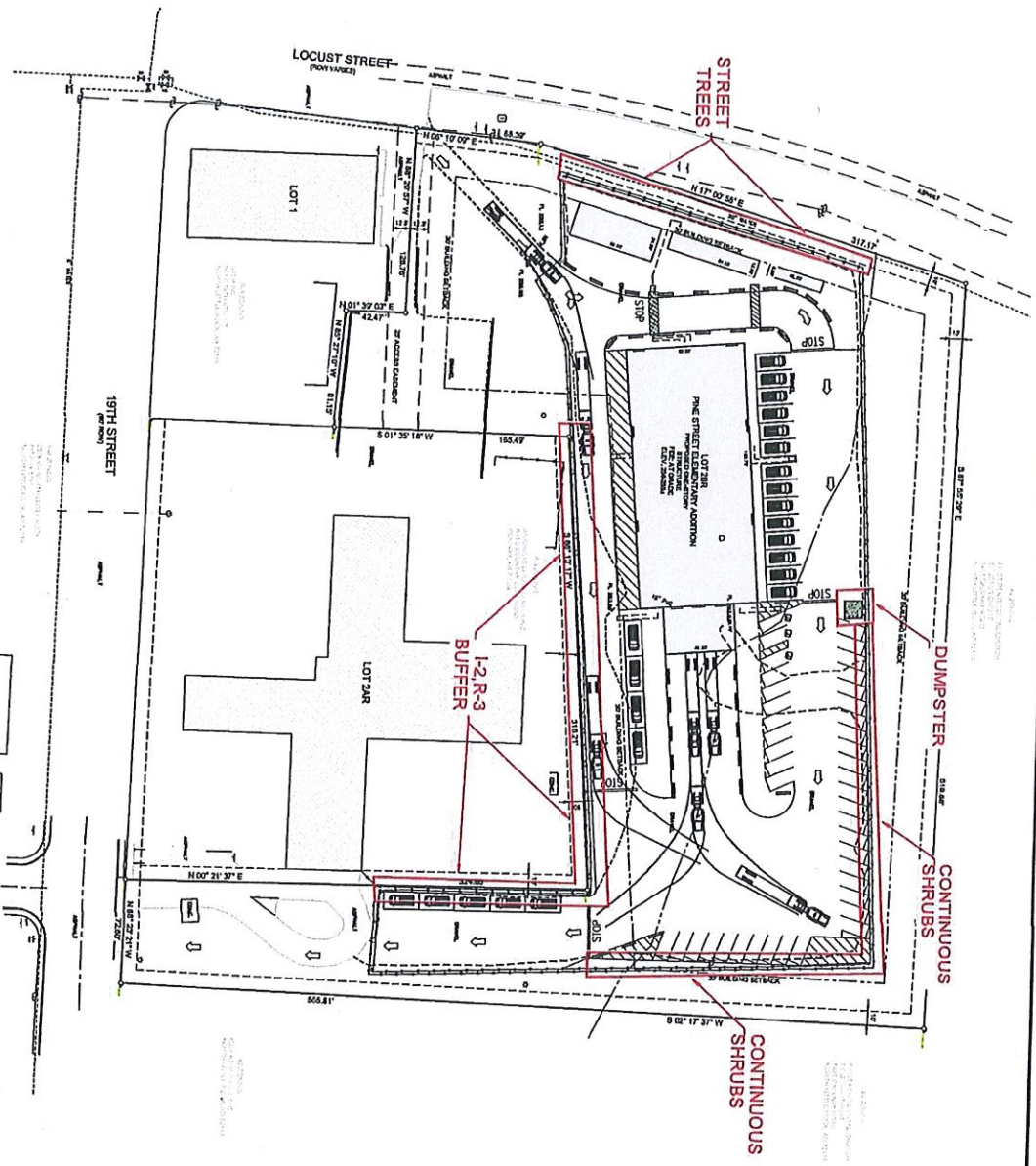
Included with this letter is a map showing the proposed development and location of waivers.

Please call me with any questions.

Sincerely,

Thomas R. Pownall, P.E.
Vice President





THOMAS ENGINEERING COMPANY
2410 LOCUST ROAD, K. LITTLE ROCK, AR 72118
TEL: 501-753-4400 FAX: 501-753-0844

SITE PLAN REVIEW
LOT 2A/B
PINE STREET ELEMENTARY ADDN.
NORTH LITTLE ROCK, ARKANSAS

DATE	SCALE	SHEET
11/17/18	AS SHOWN	C1

PRELIMINARY
NOT FOR CONSTRUCTION

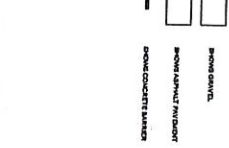


OWNER & DEVELOPER

THOMAS ENGINEERING COMPANY
2410 LOCUST ROAD, K. LITTLE ROCK, AR 72118

PARKING CALCULATIONS

OFFICE/CLERK WORK	100 SPACES
WHOLESALE TRADE	100 SPACES
RETAIL	100 SPACES
RESTAURANT	20 SPACES
AMUSEMENT	20 SPACES
OTHER	20 SPACES
TOTAL	300 SPACES



GENERAL NOTES:

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. SHOW ALL ELEVATIONS AND FINISHES INDICATED.
- SEE ARCHITECTURAL DRAWING FOR ALL DIMENSIONS AND FINISHES. PROVIDE ALL DIMENSIONS AND FINISHES INDICATED.
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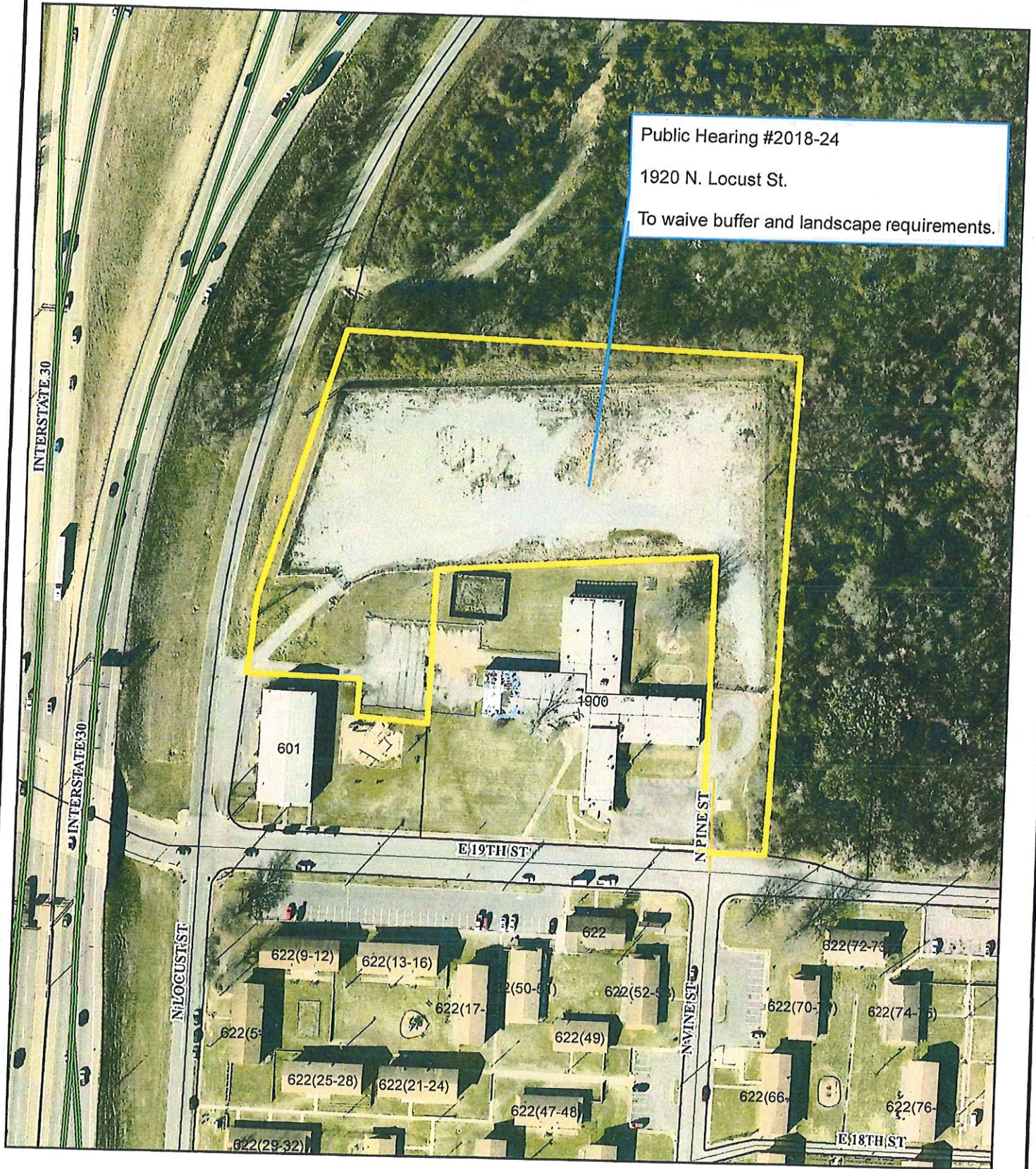


Public Hearing Case # 2018-24.

Public Hearing #2018-24

1920 N. Locust St.

To waive buffer and landscape requirements.



Ortho Map

1 inch = 150 feet



Date: 9/12/2018