ORDINANCE NO. __________________

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED CHENAL ROAD SELF-STORAGE LONG-FORM PD-C, LOCATED ON THE EAST SIDE OF AUTUMN ROAD, JUST NORTH OF BARNES AND NOBLE (Z-4765-D), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

SECTION 1. That the zoning classification of the following described property be changed from O-2, Office and Institutional, to PD-C, Planned Development - Commercial:

**Z-4765-D:** Tract No. 1 – Lot 7R, West Highland Subdivision, Little Rock, Pulaski County, Arkansas, and being shown on plat recorded as Plat No. E-959, records of Pulaski County, Arkansas, less and except the northern most fifty (50) feet and less and except the eastern most fifty (50) feet. Tract No. 2 Lot 9, less and except the west fifteen (15) feet and all of Lot 10, West Highland Subdivision, Little Rock, Pulaski County, Arkansas. Less and except the eastern most fifty (50) feet of Lot 10.

SECTION 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission and including the following conditions:

a. Four (4) grate covered “ditches” are to be installed in the thirty (30)-foot space between each building to catch water.

b. Gutters at the roof lines will be installed with downspouts that direct the water flow into the “ditches”.

c. Water collected in the “ditches” will filter through the earth and end up in the two (2) stormwater detention basins located to the north east of the property.

d. When the civil engineer conducts the required water flow tests, the results will be provided to the Birchwood Neighborhood Association.

e. The existing fifty (50)-foot zoned OS, Open Space, property to the north and east remains in place and only the O-2, Office and Institutional, zoned portion of the property is rezoned to PD-C, Planned Development - Commercial.
f. The abandoned thirty (30)-foot right of way behind the homes along the eastern perimeter along
with the zoned fifty (50)-foot OS, Open Space, strip allows an eighty (80)-foot buffer between
the development and the existing homes. This buffer is to remain in place and in addition the
developer will install a wood privacy fence at the eighty (80)-foot line and plant an additional
twenty-five (25) feet of area as a landscape buffer resulting in a 105-foot buffer between this
development and the rear-yards of the homes to the east.


g. To the north, the closest building is to be constructed with a brick back. There will be no
lighting on the building facing the homes in Birchwood. If the building is visible after
development, the developer will work directly with affected residents to plant additional
landscaping as needed.

h. All lighting will be placed on the buildings and be downcast to eliminate light pollution.

SECTION 3. That the change in zoning classification contemplated for - Chenal Road Self-Storage
Long-Form PD-C, located on the East side of Autumn Road, just North of Barnes and Noble (Z-4765-D),
is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII,
Section 36-454 (e) of the Code of Ordinances.

SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approval.

SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects
necessary to affect and designate the change provided for in Section 1 hereof.

SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,
or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part

SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent
with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: February 2, 2016

ATTEST: 

APPROVED: 

____________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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