

- 1 1. The exteriors of the buildings along Highway 10 and Ferndale Cut-Off and within areas
- 2 that are visible from the streets are to be constructed of brick, stucco, stone or similar
- 3 quality materials. Any exposed metal surfaces are to be painted a neutral color.
- 4 2. The roof materials for the mini-warehouse units are to be of a non-reflective painted
- 5 material in areas which are visible from Highway 10 and Ferndale Cut-Off.
- 6 3. Commercial window glass or the appearance of glass windows are to be placed on the
- 7 facades abutting the public streets.
- 8 4. No businesses will be permitted to operate within the units.
- 9 5. The storage of flammable propellant materials such as gasoline and propane will not
- 10 be allowed.
- 11 6. No vehicle maintenance will be permitted on the site.
- 12 7. No garage sales, flea markets or direct sales will be permitted from the units or on the
- 13 premises.

14 **SECTION 3.** That the change in zoning classification contemplated for Highway 10 Storage Center
15 Long-Form PCD, located at 9300 Ferndale Cut-Off (Z-7517-A), is conditioned upon obtaining final plan
16 approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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27 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

28 **PASSED: June 21, 2016**

29 **ATTEST:**

APPROVED:

31 _____
32 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

33 **APPROVED AS TO LEGAL FORM:**

34 _____
35 **Thomas M. Carpenter, City Attorney**
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