

ORDINANCE NO. ____

AN ORDINANCE APPROVING A REQUEST TO WAIVE REQUIREMENTS OF THE MASTER STREET PLAN FOR HALF STREET IMPROVEMENTS FOR CERTAIN PROPERTY LOCATED ALONG CHERYL AND GRIBBLE STREETS IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made seeking a waiver of the North Little Rock Master Street Plan requirements of half street improvements for certain property located along Cheryl and Gribble Streets in the City of North Little Rock (see letter from Tim Cummins of Bruce Oakley, Inc. attached hereto as Exhibit A); and

WHEREAS, the applicant appeared before the North Little Rock Planning Commission at a regularly scheduled meeting held on February 12, 2019, and requested a waiver for half street improvements (curb, gutter and sidewalks) as other streets in the area do not have the required improvements (see Ortho Map and Site Diagram attached hereto as Exhibits B and C); and

WHEREAS, the waiver of the Master Street Plan requirements for half street improvements was reviewed and supported (7 affirmative votes; 2 absent) by the Planning Commission at its February 12, 2019 meeting, with the Commission noting that such waivers required approval by City Council.

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

SECTION 1: That a waiver of Master Street Plan requirements to provide half street improvements along Cheryl and Gribble Streets is hereby granted for certain property located at the southeast corner of the intersection of Cheryl Street and Gribble Street in the City of North Little Rock as depicted on Exhibits B and C attached hereto and incorporated herein by reference.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: It is hereby found and determined that the waiver of the Master Street Plan requirements for half street improvements as provided for herein is consistent with other improvements in the vicinity, will not detract from its overall appearance and is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth 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:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Linda Robinson
Council Member Linda Robinson *by AP*

Diane Whitbey, City Clerk

Maurice Taylor
Council Member Maurice Taylor *by AP*

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:02</u>	A.M.	_____	P.M.
By	<u>A Fields</u>			
DATE	<u>2-19-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

Bruce Oakley, Inc.

P.O. BOX 17880 NORTH LITTLE ROCK, ARKANSAS 72117
501-945-0875

February 13, 2019

Mayor Joe Smith
Council Member- Linda Robinson, Sponsor
Council Member- Maurice Taylor
Council Member- Debi Ross
Council Member- Beth White
Council Member- Steve Baxter
Council Member- Ron Harris
Council Member- Jane Ginn
Council Member- Charlie Hight
City Hall / 300 Main Street
North Little Rock, Arkansas 72119

RE: Half Street Improvements Waiver at Cheryl and Gribble Streets

Mr. Mayor & Council Members,

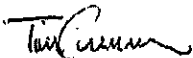
Bruce Oakley, Inc. has requested waiver for half street improvements along Cheryl and Gribble Streets. This request is in conjunction with a new office facility (approximately 22,000 sf) that will be located at this intersection. It is our hope to break ground end of March, early April. Please refer to the attached drawing titled R1.0 – Site Diagram.

Cheryl Street will be a secondary street into the new office with the primary entrance being Oakley Street. We are requesting a waiver for the required improvements – specifically the sidewalk, curb and gutter – as the other streets in this area do not have the required improvements. Improvements are planned for a new drive entry that will have curb and gutter along with greenery on Cheryl and attractive privacy fence.

If you have questions or require additional information prior to the City Council meeting on February 25th please call me at 501-320-8469 or email tcummins@bruceoakley.com or our Architect, Ben Hartter at 501-372-6734 or ben@fennellpurifoy.com.

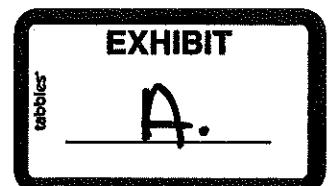
Thank you for your time and consideration.

Sincerely,



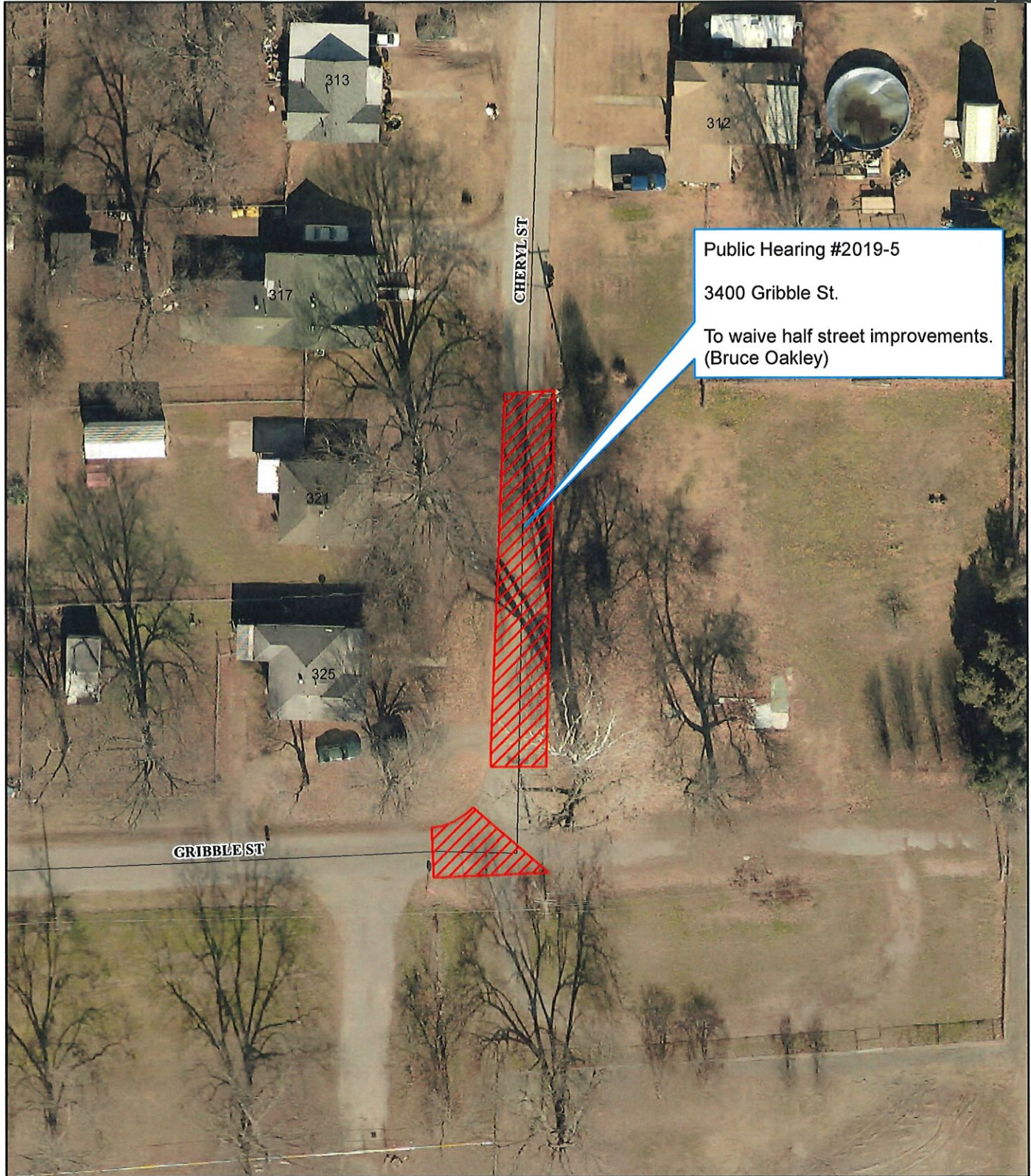
Tim Cummins, CFO

cc: Ben Hartter



Public Hearing Case # 2019-5

EXHIBIT
B.



Public Hearing #2019-5
3400 Gribble St.
To waive half street improvements.
(Bruce Oakley)



Ortho Map

1 inch = 50 feet



Date: 2/14/2019

