

ORDINANCE NO. ____

AN ORDINANCE GRANTING A WAIVER OF SIDEWALK REQUIREMENTS OF SECTION 12.21 OF THE ZONING ORDINANCE AND SECTION 9.11 OF THE SUBDIVISION ORDINANCE FOR CERTAIN REAL PROPERTY LOCATED AT 2524 GRIBBLE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by James Manley Denton Jr., 102 Ridge Road, Beebe, Arkansas 72012, to waive certain Zoning Ordinance and Subdivision Ordinance requirements for property located at 2524 Gribble Street in the City of North Little Rock, Arkansas (See letter from Manley Denton dated March 31, 2020 attached hereto as Exhibit A); and

WHEREAS, the applicant seeks waiver of the sidewalk requirements of Section 12.21 of Ordinance No. 7697 (the "Zoning Ordinance") and Section 9.11 of Ordinance No. 7946 (the "Subdivision Ordinance") to construct the applicant's proposed development without sidewalks; and

WHEREAS, the applicant is seeking approval to waive these requirements from the North Little Rock City Council.

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

SECTION 1: That the following section of Ordinance No. 7697 (the "Zoning Ordinance") is hereby waived for 2524 Gribble Street, more particularly described as Lot AR, Choctaw Addition, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit B):

Section 12.21 – Special Provisions: Sidewalks

B. Sidewalks shall be required as follows:

- 1. Sidewalks are required on both sides of local, collector and arterial streets in commercial and residential areas.

SECTION 2: That the following section of Ordinance No. 7946 (the "Subdivision Ordinance") is hereby waived for 2524 Gribble Street, more particularly described as Lot AR, Choctaw Addition, City of North Little Rock, Pulaski County, Arkansas:

Section 9.11 – Lot, Block, and Sidewalk Designs: Sidewalks

Sidewalks shall be a minimum of 5 feet wide and shall be installed within the dedicated right-of-way adjacent to the property line. Sidewalks shall be required as follows:

A. Both sides of local, collector, and arterial streets in commercial and residential areas.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: That it is hereby found and determined that the above mentioned requirements for 2524 Gribble Street are to be waived, and 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:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	10:50	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>4-7-2020</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussey</u>			

James Manley Denton, Jr.

102 Ridge Road

Beebe, AR 72012

31 March 2020

To: Mayor & City Council of North Little Rock

Re: 2524 & 2608 Gribble Street

I own both lots and have recently had rezone done on the 2524 lot.

I am preparing to build on these lots.

I would like to obtain a sidewalk waiver.

The property immediately to the west of mine belongs to Texas Eastern had has numerous pipelines on the property. The lot just to the West of that belongs to Pinkston and just to the West of that is Jeffrey Sand.

To my immediate East is Heritage Buildings. Further east are numerous properties some with homes some with vacant lots.

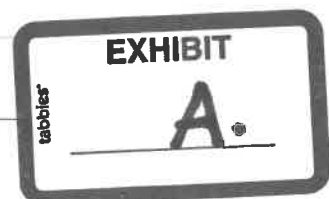
There are no sidewalks on the entire street from West to East.

I would appreciate your consideration and attention.

Sincerely,

Manley Denton

Manley Denton



Public Hearing Case # 2020-10

EXHIBIT
B.



Public Hearing #2020-10
2524 Gribble St.
To waive sidewalks.



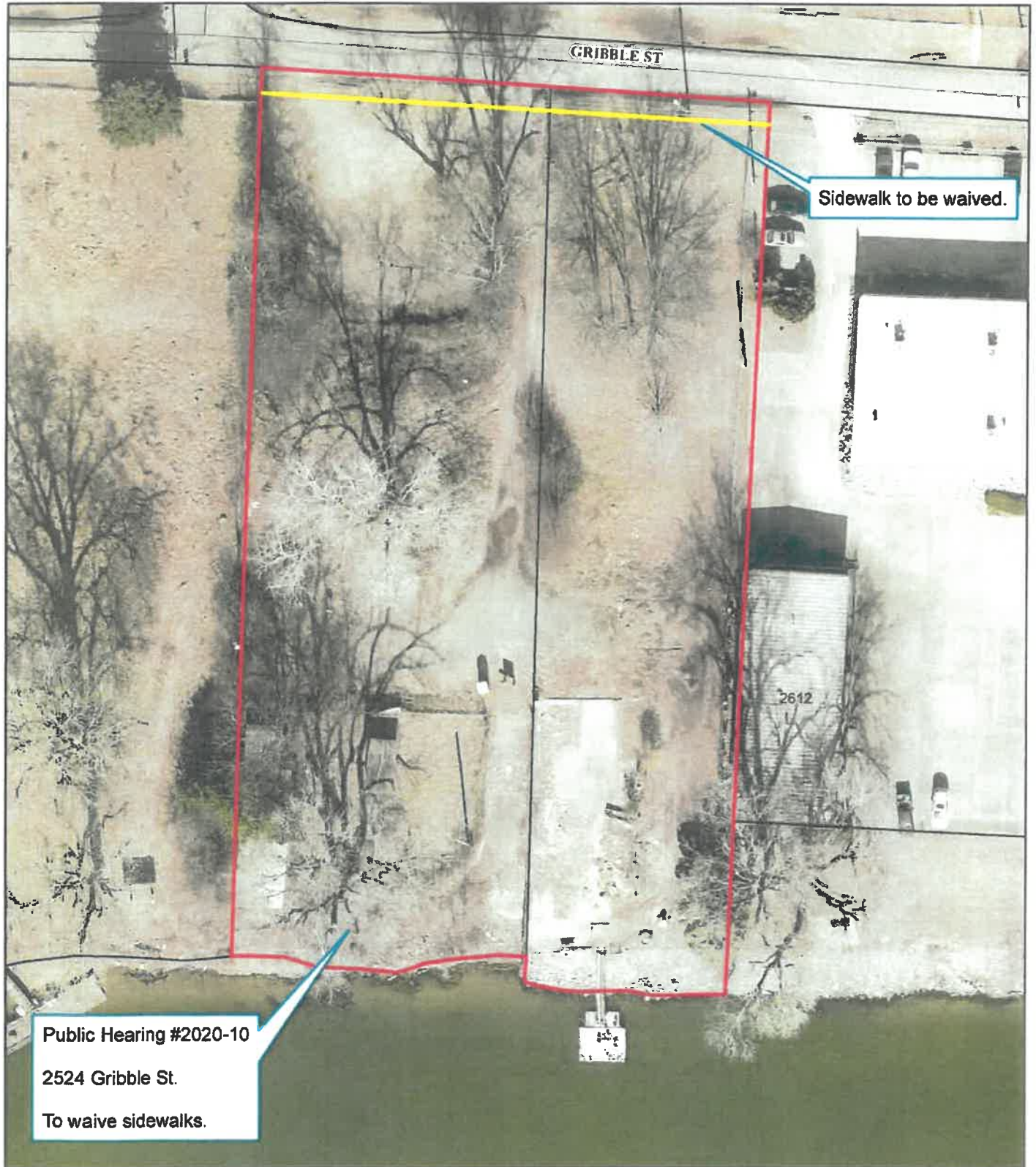
Zoning Map

1 inch = 100 feet



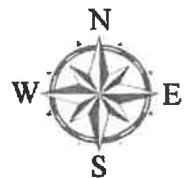
Date: 3/31/2020

Public Hearing Case # 2020-10



OrthoMap

1 inch = 50 feet



Date: 3/31/2020