

AN ORDINANCE APPROVING A REQUEST TO WAIVE REQUIREMENTS OF THE MASTER STREET PLAN FOR HALF STREET IMPROVEMENTS FOR CERTAIN PROPERTY LOCATED ALONG COLONEL MAYNARD ROAD AND UPPER STEEL BEND ROAD 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 Colonel Maynard Road and Upper Steel Bend Road in the City of North Little Rock (see letter from Jason Bouwknecht from Half+Marl attached hereto as Exhibit A); and

WHEREAS, the applicant appeared before the North Little Rock Planning Commission at a regularly scheduled meeting held on April 9, 2019, and submitted his plat to the Commission (see Ortho Map and Site Diagram attached hereto as Exhibits B and C); and

WHEREAS, the applicant's plat submission was reviewed and supported (8 affirmative votes; 1 absent) by the Planning Commission at its April 9, 2019 meeting, and the applicant now seeks City Council approval to waive the requirements of the Master Street Plan.

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 Colonel Maynard Road and Upper Steel Bend Road is hereby granted for certain property located along Colonel Maynard Road and Upper Steel Bend Road 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Maurice Taylor

Council Member Maurice Taylor *by AF* _____
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	<u>10:55</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>4-16-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



APRIL 9, 2019

Shawn Spencer
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

RE: ½ STREET IMPROVEMENT WAIVER
LOT 1, THE MEADOWS AT ASHLEY DOWNS
WILCOX INVESTMENTS LDT PARTNERSHIP

Mr. Spencer,

Please accept this letter to serve as our application for the above referenced submittal. We wish to be placed on the April 22, 2019 City Council meeting.

Our client would like to have the half street improvements along Colonel Maynard Road (appr. 200.08') and Upper Steel Bend Road (appr. 277.81') waived. None of the streets in the area have been widened to the required master street width.

Sincerely,
Halff+Marlar

A handwritten signature in blue ink, appearing to read 'Jason Bouwknecht', written over the printed name.

Jason Bouwknecht
Senior Designer

Attachments:

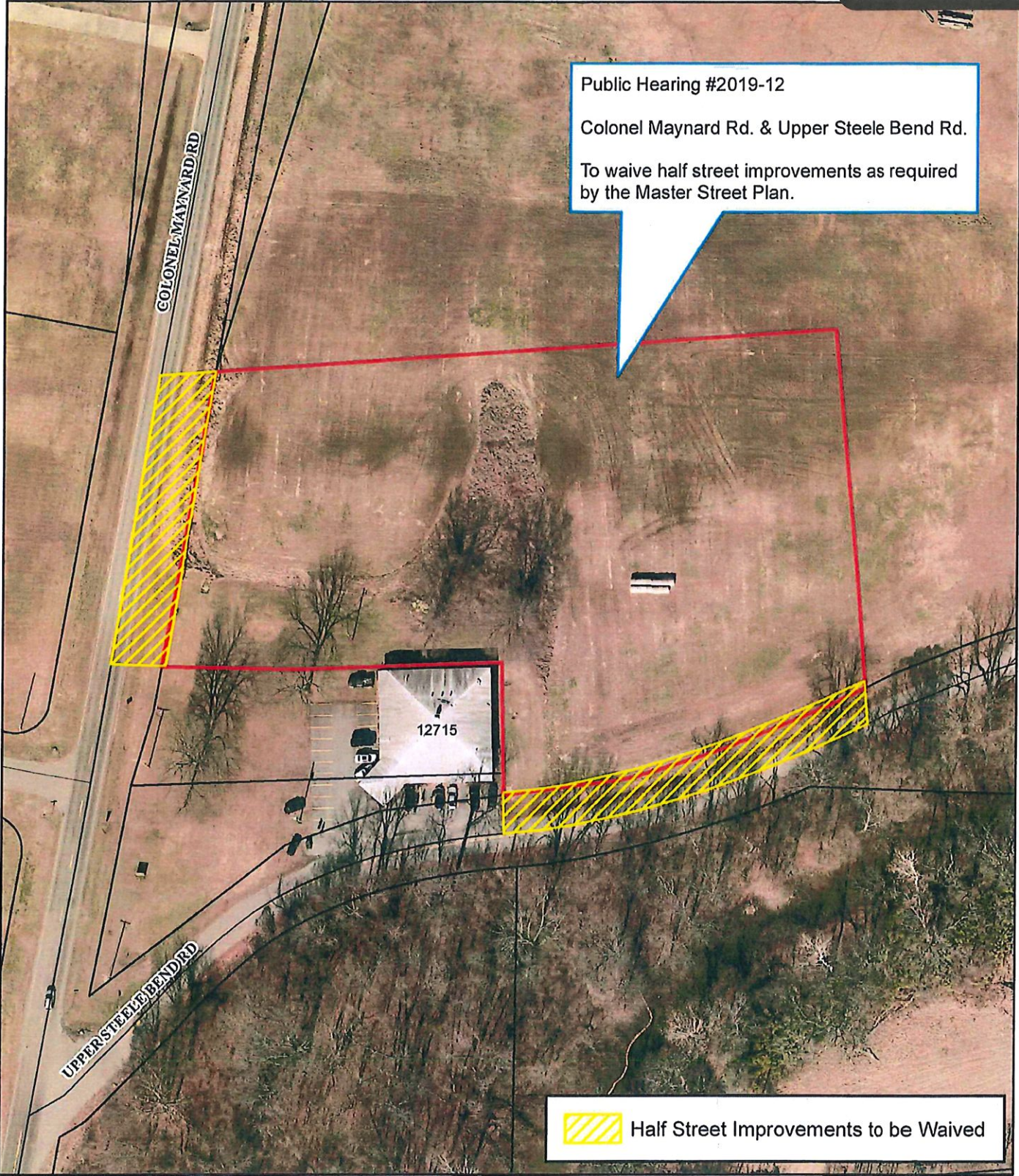


Public Hearing Case # 2019-12

tabbles

EXHIBIT

B.



Ortho Map

1 inch = 100 feet



Date: 4/11/2019

