ORDINANCE NO.

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 Bouwknegt from Halff+Marlar 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

| PASSED: | APPROVED: | | | |
|---|--------------------|--|--|--|
| | Mayor Joe A. Smith | | | |
| SPONSOR: | ATTEST: | | | |
| Council Member Maurice Taylor Diane Whitbey, City Clerk | | | | |
| APPROVED AS TO FORM: Amy Beckman Fields, City Attorney | | | | |
| PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf | | | | |

declared to exist, and this Ordinance shall be in full force and effect from and after its passage and

approval.



APRIL 9, 2019

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

RE:

1/2 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

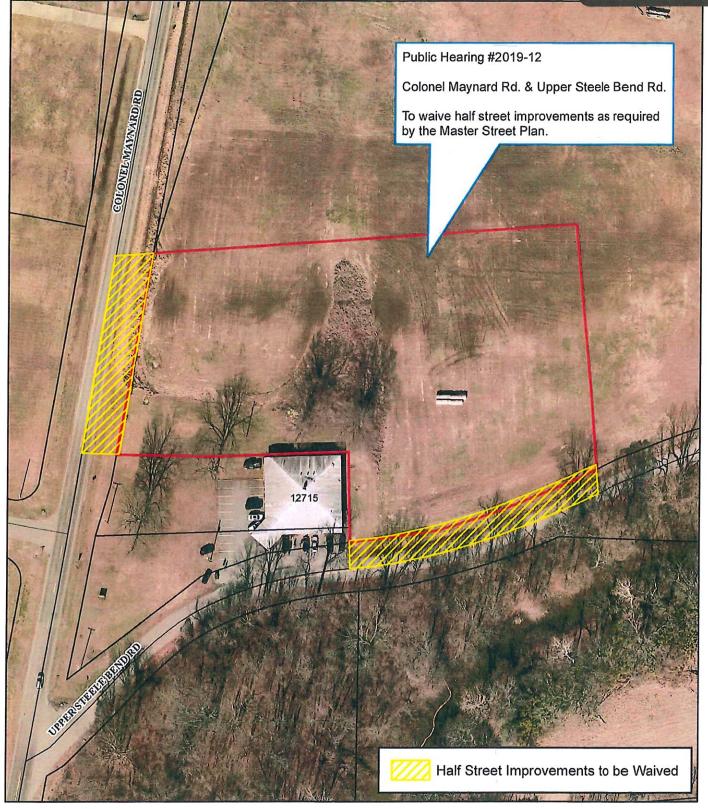
Jason Bouwknegt Senior Designer

Attachments:



EXHIBIT

Public Hearing Case # 2019-12





Ortho Map

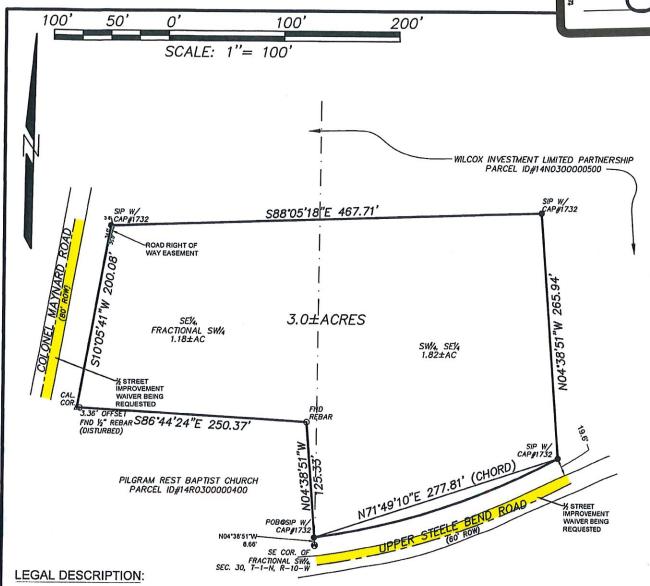
1 inch = 100 feet





Date: 4/11/2019





A 3 ACRE TRACT OUT OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" REBAR FOR THE SOUTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS; THENCE N 04°38'51" W A DISTANCE OF 8.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF UPPER STEELE BEND ROAD ALSO THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY 279.30 FEET ALONG A 780.51 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS N 71°49'10" E A DISTANCE OF 277.81 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, N 04°38'51" W, A DISTANCE OF 265.94; THENCE S 88°05'18" W A DISTANCE OF 467.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COLONEL MAYNARD ROAD; THENCE ALONG SAID RIGHT OF WAY S 10°05'41" W A DISTANCE OF 200.08 FEET; THENCE LEAVING SAID RIGHT OF WAY S 86°44'24" E A DISTANCE OF 250.37 FEET; THENCE S 04°38'51" E A DISTANCE OF 125.33 FEET TO THE SAID NORTHERLY RIGHT OF WAY AND THE POINT OF BEGINNING, CONTAINING 131,066 SQUARE FEET OR 3.01 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HALFF + MARLAR, JOB # 035892.001, AND BEING SUBJECT TO ANY PUBLIC ROAD RIGHTS-OF-WAY, OR EASEMENTS OF RECORD.

| | HALFF + S18 John F. Kennedy, Boulevard MARLAR Phone: (301) 801–2891 |
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|--|---|

| ½ STREET | | | |
|-------------|------|------|--|
| IMPROVEMENT | | | |
| WAIVER | SITE | PLAN | |

| DRAWN BY: JGB | APRIL 9, 2019 | JOB NUMBER: |
|------------------|---------------------|------------------|
| APPROVED BY: JJS | scale: 1" = 100' | REVISION NUMBER; |