

ORDINANCE NO. ____

AN ORDINANCE APPROVING A REQUEST TO WAIVE CERTAIN REQUIREMENTS OF THE MASTER STREET PLAN FOR RIGHT-OF-WAY WIDTH CRITERIA FOR PROPERTY LOCATED AT INDEPENDENCE DRIVE AND COLUMBUS DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application to waive certain requirements of the Master Street Plan was duly made by Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116 for property located at Independence Drive and Columbus Drive, in the City of North Little Rock, Arkansas; and

WHEREAS, the applicant is seeking a waiver of the North Little Rock Master Street Plan requirements for the right-of-way width criteria described as follows:

4.5.5 Local streets serve to provide access to property and all lots must have access to a public or private street. These roadways provide the shortest routes with the lowest traffic volumes. Low traffic volumes and slow travel speeds help create a good residential setting. The Planning Commission reviews new development in part to avoid creating "cut-through" streets that become commuter routes and generally lower quality of life for residents. Local streets need not be wide as commuter routes. Some measures to slow traffic in neighborhoods, other than the lay-out of streets, include allowing on-street parking, and adding traffic calming devices such as speed humps or landscaped islands centered in street intersections. The minimum right-of-way width is 50 ft.

(See application and preliminary plat map from Thomas Engineering Company, attached hereto as Exhibits A and B, respectively); and

WHEREAS, the North Little Rock Planning Commission duly considered the preliminary plat and street design submitted by the applicant at a regularly scheduled meeting thereof held on June 12, 2018, and approved the preliminary plat on the condition that the applicant provide a 50 foot right-of-way as required by the Master Street Plan, or that the City Council adopt an ordinance waiving the minimum right-of-way requirement (9 affirmative votes, 0 absent).

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

SECTION 1: That a waiver of the Master Street Plan requirements for the right-of-way width for property located at Independence Drive and Columbus Drive in the City of North Little Rock, Pulaski County, Arkansas, as shown on Exhibit B attached hereto, is hereby granted to allow a minimum right-of-way width of 45 feet.

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: That it is hereby found and determined that the Master Street Plan right-of-way width criteria waiver as provided for herein 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

SPONSORS:

ATTEST:

Linda Robinson

Council Member Linda Robinson

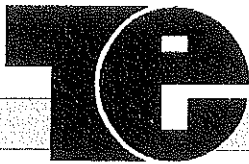
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED	11:55	A.M.	_____	P.M.
By	Amy Fields CA			
DATE	6-19-18			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	_____			



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116

(501) 753-4463

FAX (501) 753-6814

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

June 14, 2018

Mr. Shawn Spencer
North Little Rock Planning Director
120 Main Street
North Little Rock, AR 72114

RE: Rockwater Phase 3
Waiver Request for Street Right-of-Way Width

Dear Mr. Spencer:

Please accept this letter to serve as our application to be placed on the June 25th, 2018 City of North Little Rock City Council Agenda regarding a waiver request of street right-of-way width for Independence Drive and Columbus Drive within Rockwater Village Phase 3.

We are requesting a reduction of 5 feet of the right-of way width. Independence Drive and Columbus Drive are shown with a width of 45 feet on the included Preliminary Plat of Rockwater Phase 3. The street driving width will still be the city standard of 27 feet back of curb to back of curb. Easements will be provided if and when necessary to accommodate any utilities constructed along the right-of ways.

The Planning Commission approved the Preliminary Plat and street design on June 12th, 2018.

Please call me with any questions.

Sincerely,

Thomas R. Pownall, P.E.
Vice President

