ORDINANCE NO. ______

AN ORDINANCE GRANTING WAIVERS TO ALLOW VARIANCES OF HALF-STREET IMPROVEMENTS ON CERTAIN REAL PROPERTY LOCATED AT 807 MISSION ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request was duly made by Mr. Thomas R. Pownall, Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking variances for required half-street improvements on the herein described land for the construction of a single-home residence (see letter from Mr. Pownall and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the waiver request was duly considered and recommended for approval (6 affirmative votes; 1 against; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held thereof on March 9, 2021.

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

SECTION 1: That the waivers to allow certain variances are hereby approved for the construction of a single-family residence on property located at 807 Mission Road (more particularly described as Lot 1, Block JK of the Mission Road Addition to the City of North Little Rock, Pulaski County, Arkansas) as follows:

(a) The requirement for curbs and gutters shall be waived for the street frontage.
(b) The requirement for sidewalks shall be waived for the street frontage.
(c) The requirements for storm drainage shall be waived for the street frontage

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 variance for the required half-street improvements on Mission Road is compatible with other property in the immediate area and will not detract from the aesthetic appearance of the locale, and that 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 Terry C. Hartwick

SPONSOR:          ATTEST:                  

Council Member Charlie Hight    Diane Whitbey, City Clerk

APPROVED AS TO FORM:                  

______________________________                  

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:05 A.M.  P.M.
By  Amy Fields, CA
DATE 4/12/21

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY  
March 31, 2021

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

Ms. Amy Fields
City Attorney
North Little Rock City Attorney’s Office
116 Main Street
North Little Rock, Arkansas 72114

RE: Lot 1, JK Mission Road Addition.
807 Mission Road
1/2 Street Improvements Variance Request

Dear Ms. Fields and Mr. Spencer:

Please accept this letter as our request for a variance associated with the ½ street improvements along the street frontage of proposed Lot 1, JK Mission Road Addition. The owner of the property is platting Lot 1 for the construction of a single-family residence. We wish to be placed on the April 12th, 2021 City Council Agenda. Our requests is as follows:

1. Variance of the required ½ street improvements, including street, drainage, curb & gutter sidewalk and street lights, for the street frontage of Lot 1, JK Mission Road Addition

The following items are included with this submittal letter:

1. Plat of subject property

Please feel free to contact me with any questions.

Sincerely,

[Signature]

Thomas R. Pownall, P.E.
Vice President
Public Hearing Case # 2021-09

Public Hearing #2021-09
823 Mission Rd.
To waive half-street improvements.