

AN ORDINANCE APPROVING A REQUEST TO WAIVE CERTAIN REQUIREMENTS OF THE MASTER STREET PLAN FOR STREET IMPROVEMENTS, AND SCREENING AND LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE, ON SPRINGVALE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made seeking waivers of the North Little Rock Master Street Plan requirements street improvements and the Zoning Ordinance (Ordinance No. 7697) screening and landscaping requirements for Springvale Road (see letter from Thomas Engineering Company attached hereto as Exhibit “A”); and

WHEREAS, the applicant appeared at the May, 2015 Subdivision Committee meeting, and requested waivers for street improvements, and screening and landscaping requirements, since the street was completed in prior years as part of the Overbrook Addition, as follows (see Map and Site Plan attached hereto as Exhibits “B” and “C”, respectively):

- (1) Sidewalk along the street.
- (2) Onsite parking that backs up onto street.
- (3) Cul-de-Sac length of 970 feet in lieu of the 750 foot maximum length allowed.
- (4) Parking lot shade trees.
- (5) Street trees at 40’ on center.
- (6) A continuous screen of shrubs for parking spaces that face the street.
- (7) A 6 foot wide front yard landscape strip between the property line and the onsite parking.
- (8) An automated underground irrigation system for required trees and shrubs.
- (9) Waiver of vertical sight distance at the vertical curve at Sta. 8+75 on the construction plans from the 200 feet required to the 134 feet provided.

WHEREAS, at its May 2015 meeting, the Subdivision Committee determined that there were too many waiver requests made for the Planning Commission to approve dedication of the right-of-way and requested that the applicant submit the request for waivers to City Council for approval.

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

SECTION 1: That waivers of the Master Street Plan requirements for street improvements, and the Zoning Ordinance requirements for screening and landscaping, for Springvale Road in the City of North Little Rock, Pulaski County, Arkansas, are hereby granted as follows:

- (1) Sidewalk along the street.
- (2) Onsite parking that backs up onto street.
- (3) Cul-de-Sac length of 970 feet in lieu of the 750 foot maximum length allowed.
- (4) Parking lot shade trees.
- (5) Street trees at 40' on center.
- (6) A continuous screen of shrubs for parking spaces that face the street.
- (7) A 6 foot wide front yard landscape strip between the property line and the onsite parking.
- (8) An automated underground irrigation system for required trees and shrubs.
- (9) Waiver of vertical sight distance at the vertical curve at Sta. 8+75 on the construction plans from the 200 feet required to the 134 feet provided.

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 Master Street Plan and screening and landscaping waivers as provided for herein are 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:

Murry Witcher
Alderman Murry Witcher

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11/12</u>	A.M.	P.M.
By	<u>City Attorney Jason Carter</u>		
DATE	<u>12/8/15</u>		
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas			
RECEIVED BY	<u>BTB/n</u>		



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

Dec. 2, 2015

Mayor & North Little Rock Council Members
P.O. Box 5757
North Little Rock, AR 72119

RE: Springvale Road Dedication

Dear Mayor & North Little Rock Council Members:

The owners of Springvale Road are requesting the City Council accept Springvale Road for acceptance and dedication as shown on the attached plat. The street improvements were completed in prior years as part of the development of Lots 3, 4 and 5, Block A, Overbrook Addition.

The owners are requesting the following waivers of the master street plan and the screening and landscaping ordinance.

1. Sidewalk along the street.
2. Onsite parking that backs up onto street.
3. Cul-de-Sac length of 970 feet in lieu of the 750 foot maximum length allowed.
4. Parking lot shade trees.
5. Street trees at 40' on center.
6. A continuous screen of shrubs for parking spaces that face the street.
7. A 6 foot wide front yard landscape strip between the property line and the onsite parking.
8. An automated underground irrigation system for required trees and shrubs.
9. Waiver of vertical sight distance at the vertical curve at Sta. 8+75 on the construction plans from the 200 feet required to the 134 feet provided.

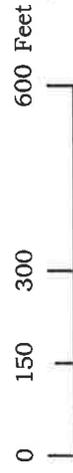
If you have any questions, please give me a call, 501-753-4463.

Sincerely,

John R. Pownall, P.E.
Engineer

JRP/ab





Date: 12/2/2015

tabbier
EXHIBIT
"B"



Springvale Rd Right of Way



