

AN ORDINANCE APPROVING A REQUEST TO WAIVE REQUIREMENTS OF THE MASTER STREET PLAN FOR HALF STREET IMPROVEMENTS FOR CERTAIN PROPERTY LOCATED ON RIDGE 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 on the west side of Ridge Road between West 47th Street and West M Avenue in the City of North Little Rock (see letter from Minton Engineering attached hereto as Exhibit “A”); and

WHEREAS, the applicant appeared before the North Little Rock Planning Commission at a regularly scheduled meeting held on February 10, 2015, and requested a waiver for half street improvements (street, curb, gutter) due to the existence of much-needed parking spaces for the new Ridge Road Elementary School that would be eliminated with half-street improvements (see Site Plan and Map attached hereto as Exhibits “B” and “C”, respectively); and

WHEREAS, the waiver of the Master Street Plan requirements for half street improvements was reviewed and supported (9 affirmative votes) by the Planning Commission at its February 10, 2015 meeting, with the Commission noting that such waivers required approval by City Council.

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 a portion of Ridge Road is hereby granted for certain property located on the west side of Ridge Road between West 47th Street and West M Avenue in the City of North Little Rock as depicted on Exhibits “B” and “C” attached hereto and being more particularly described as:

Lot 1 – Ridge Road Elementary, North Little Rock, Arkansas, described as:

Part of the NW ¼ of the NW ¼ of Section 23, Township 2 North, Range 12 West, North Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Commencing at the SE corner of the NE 1.4 of the said NW ¼ of the NW ¼; thence N 85°06’88” W along the center of M Street, 612.55 feet to the Point of Beginning; thence continuing N 88° 06’38” W along the North line of Bickerstaff’s Subdivision, 123.87 feet; thence N 12°22’37” E along East line of A.D. Raney’s Subdivision, 578.67 feet; thence S 88°11’40” E along the South line of 47th Street, 183.47 feet; thence N 87°45’22” E along said Right of Way, 151.82 feet; thence N 69°04’15” E along said Right of Way, 27.35 feet; thence N 89°23’26” E,

along said Right of Way, 127.12 feet; thence N 87°35'46" E along said Right of Way, 114.39 feet; thence S 2°10'50" W along the West Right of Way of Ridge Road 579.97 feet; thence N 88°06'38" W along the North Right of Way of M Street, 580.09 feet; thence S 1°53'22" W along the West end of M Street, 25.00 feet to the Point of Beginning; said described tract containing 8.38 acres, more or less.

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 half street improvements 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:

Debi Ross

Alderman Debi Ross

Diane Whitbey, City Clerk

Beth White

Alderman Beth White

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:08	A.M.	_____	P.M.
By	Deputy City Atty Fleming			
DATE	2/17/15			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>Diane Whitbey</u>			



300 North Port Drive
Cabot, AR 72023
(501) 941-5559

February 12, 2015

Mayor Joe Smith
300 Main St. – City Hall
North Little Rock, AR 72119

Re: ½ Street Improvement Waiver, Lot 1 – Ridge Road Elementary, North Little Rock, AR

Mayor and the City Council:

As you are aware the North Little Rock School District is currently updating several of their facilities. The facility at Ridge Road will be making the switch from a Middle School to an Elementary which will necessitate renovating the existing building as well as a few additions and site improvements to the campus.

The original building was constructed in the late 1950's, at the time Ridge Road was a dirt road with little to no development surrounding it. Over the years the front parking lot and Ridge Road have been paved, and approximately ½ of the parking spaces are inside the right-of-way of Ridge Road.

The reason we are requesting this waiver is because there isn't enough room between Ridge Road and the existing building to relocate the drive and parking on school property. Also the school cannot afford to lose ½ their parking spaces to accommodate ½ street improvements.

However, in conjunction with this project the NLR School District is making several site improvements that we feel will improve the peak traffic problems for this area:

1. Constructing a new parent drop-off loop on the back side of the school. This will prevent parents from stacking and parking on Ridge Road as well as increase the stacking space on school property.
2. Installing a 3' raised concrete island between Ridge Road and the school parking area. Right now there is only an asphalt curb that separates the parking and the road, the raised island will better define the edge of the street and will prevent cars from overhanging into the road.

Thank you for considering this waiver request at the next City Council meeting. Please feel to contact me at the number above if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Minton', is written over a horizontal line.

Josh Minton, PE
Project Engineer

Cc: Clayton Vaden, Lewis Architect



