

ORDINANCE NO. _____

**AN ORDINANCE WAIVING SECTION 9.11 OF THE SUBDIVISION
ORDINANCE (ORDINANCE NO. 7946) FOR CERTAIN REAL
PROPERTY LOCATED AT 3500 CAMP ROBINSON ROAD IN THE CITY
OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE SIDEWALK
REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER
PURPOSES.**

WHEREAS, application was made by Kristy M. Angyal of Kip A. Moore & Associates, P.A., 109 East C Avenue, North Little Rock, Arkansas 72116, seeking a waiver of sidewalk requirements for certain real property located at 3500 Camp Robinson Road (see letter and maps attached hereto, respectively, as Exhibits A and B); and

WHEREAS, the North Little Rock Planning Commission duly considered and required the items (9 affirmative votes) at a regular meeting thereof held January 13, 2026.

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

SECTION 1: That the following section of Article 9 of Ordinance No. 7946 (the "Subdivision Ordinance") is hereby waived for certain real property located at 3500 Camp Robinson Road, more particularly described as Lots 9 and 10, Block 20 of the Boohers Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas:

Section 9.11 – Sidewalks

Sidewalks shall be a minimum of 5 feet wide and shall be installed within the dedicated right-of-way adjacent to the property line. Sidewalks shall be required as follows:

A. Both sides of local, collector, and arterial streets in commercial and residential areas.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 waiver of the above-described sections as provided for herein is to be in the best interests of the City, and is immediately necessary in order to insure the proper and orderly growth of this land and 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 Terry C. Hartwick

SPONSOR:

ATTEST:

Debi Ross
Council Member Debi Ross *by AP*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

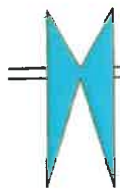
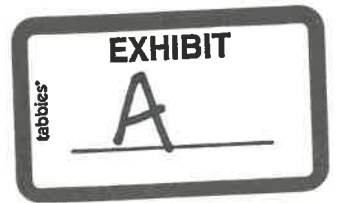
FILED 10:44 A.M. _____ P.M.

By Amy Fields

DATE 2-3-26

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

RECEIVED BY [Signature]



KIP A. MOORE & Associates, P.A. Architects

POST OFFICE BOX 5756

NORTH LITTLE ROCK, ARKANSAS 72119

T: 501.372.7200

January 21, 2026

Mayor Terry Hartwick and
Members of the NLR City Council
300 Main Street
North Little Rock, AR 72114

Re: Waiver Request
SD2026-01 Boohers Addition Lots 9 & 10
SPR @ 3500 Camp Robinson Road (former Levy Fire Station)

Dear Mayor Hartwick and City Council Members:

Please accept this letter to serve as a request for a waiver for the above referenced property. On behalf of Mr. Douglas Holmstrom (property owner), we wish to be placed on the February 9, 2026 City Council meeting agenda. We are requesting a waiver based on the Design Review Committee comments received December 15, 2025 (attached) and as addressed at the Design Review Committee meeting on December 17, 2025. The Owner is requesting a waiver for the following:

1. A waiver from the City Engineer requirement, item 3.k, to provide 1/2 street improvements, specifically a sidewalk, along Schaer Street. There are obstacles located within the area adjacent to the street where the 6' sidewalk would be constructed that would impede pedestrian access. Items such as a fire hydrant, telephone pole, concrete curb inlet, telephone wire stub-up and a Central Arkansas Water manhole.

Please feel free to call with any questions or if additional information is needed.

Respectfully Submitted,

Kristy M. Angyal, Architect
Kip A. Moore & Associates, P.A.

C: Mr. Douglas Holmstrom

Public Hearing Case # 2026-02

EXHIBIT

tabbles

B



Ortho Map

1 inch = 50 feet



Date: 1/23/2026