O-20-57

ORDINANCE NO. ____

AN ORDINANCE GRANTING A WAIVER OF SIDEWALK REQUIREMENTS OF APPENDIX A, TABLE 6.1 AND APPENDIX A, SECTION 4.1.C.3.VI OF THE ZONING ORDINANCE FOR CERTAIN REAL PROPERTY LOCATED AT 3901 JOHN F. KENNEDY BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by John Pownall of Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking to waive certain Zoning Ordinance requirements for property located at 3901 JFK Boulevard in the City of North Little Rock, Arkansas (See letter from John Pownall dated May 29, 2020 attached hereto as Exhibit A); and

WHEREAS, the applicant sought waiver of the sidewalk requirements of Appendix A (Park Hill Overlay District), Table 6.1 of Ordinance No. 7697 (the "Zoning Ordinance") and Appendix A (Park Hill Overlay District), Section 4.1.C.3.VI, as new driveway installation would reduce the existing 6-foot-wide sidewalk on JFK Boulevard; and

WHEREAS, the application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting, held on May 12, 2020.

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

SECTION 1: That the following section of Ordinance No. 7697 (the "Zoning Ordinance") is hereby waived for 3901 JFK Boulevard, more particularly described as Lot 17, Block 51 of the Park Hill Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit B):

Appendix A, Table 6.1

The minimum sidewalk width (including planting zone and clear zone) on John F. Kennedy Boulevard is 10 feet (see Appendix A, Table 6.1 attached hereto as Exhibit C)

SECTION 2: That the following section of Ordinance No. 7697 (the "Zoning Ordinance") is hereby waived for 3901 JFK Boulevard, more particularly described as Lot 17, Block 51 of the Park Hill Addition to the City of North Little Rock, Pulaski County, Arkansas:

Appendix A, Section 4.1.C.3.VI

Unless required to meet minimum fire access or service access standards all commercial and mixed use driveways/alleys shall be a maximum of 20' in width. Service

driveways/alleys shall be a maximum of 30' in width. Driveways wider than 24' in width shall only be located off of General Frontage streets. Driveways/alleys along State controlled roadways shall meet Arkansas Highway and Transportation Department (AHTD) Standards or the City's adopted regulations.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: 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 5: That it is hereby found and determined that the above mentioned requirements for 3901 JFK Boulevard are to be waived, and 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 Joe A. Smith

SPONSOR:

Debi Ross

Council Member Debi Ross

ATTEST:

Diane Whitbey, City Clerk

Beth White

Council Member Beth White

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:05 A.M. _____ P.M.
By Amy Fields CA
DATE 6-2-20

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

RECEIVED BY

EXHIBIT
tabbies
A

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

May 29, 2020

North Little Rock City Council
120 Main Street
North Little Rock, AR 72114

RE: 3901 JFK Blvd
Hogg's Meat Market
Driveway and Sidewalk Waivers

Dear NLR Council Members:

Hogg's Meat Market & Catering is planning to relocate its business to 3901 JFK Blvd (Part of the Old Park Hill School Site). The zoning for this site is a special zoning of C-PH. This zoning district requires a maximum driveway width of 24 feet and a minimum sidewalk width of 10 feet. The owner is requesting a waiver of these requirements to allow new driveway width of 37 feet and a minimum sidewalk width of 6 feet in order to retain the existing 6-foot-wide sidewalk on JFK Blvd.

The Planning Commission has approved the site plan and has no objection to these waivers.

If you have any questions, please give me a call.

Sincerely,

John R. Pownall

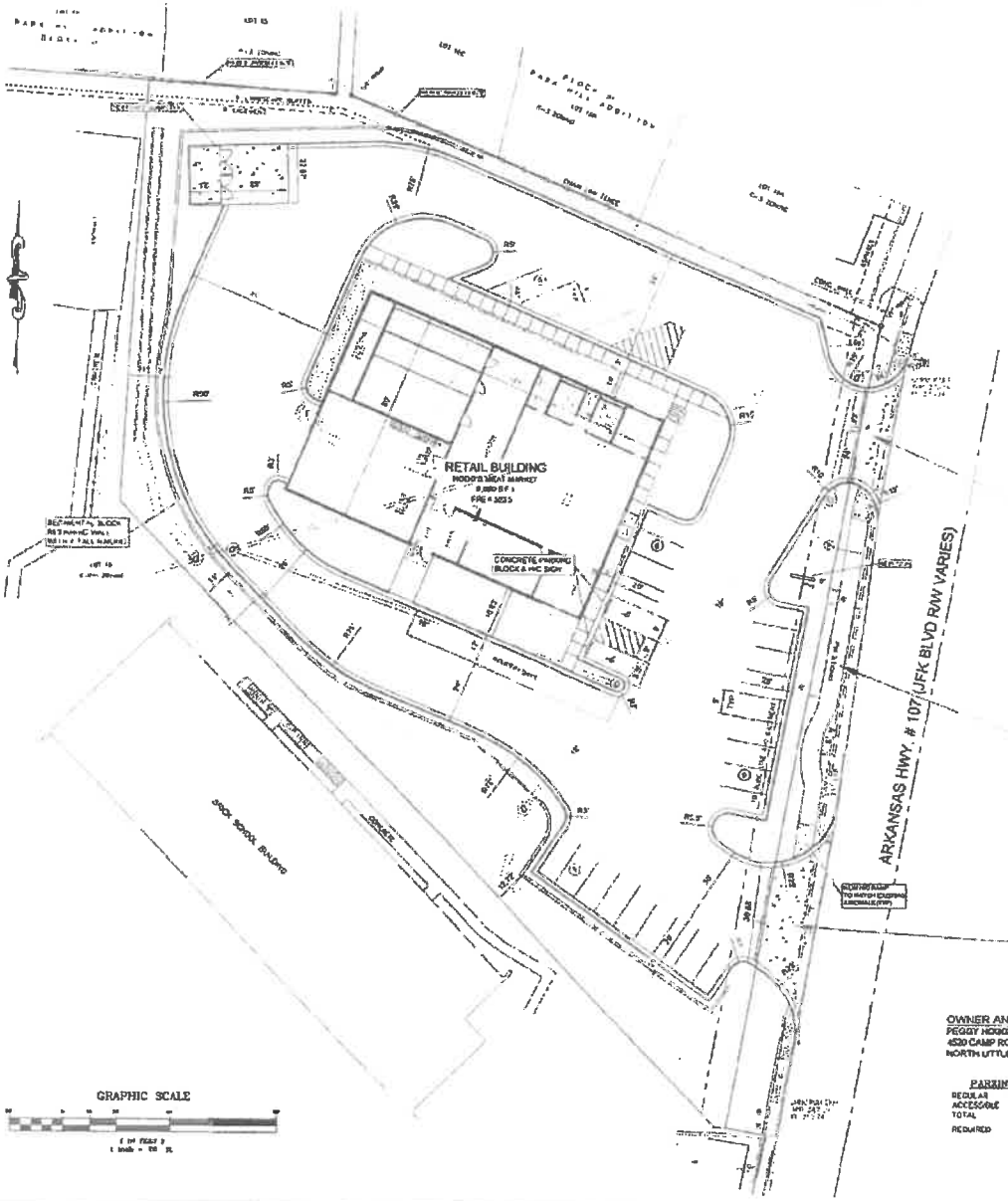
John R. Pownall, P.E.
Engineer

JRP/ab

cc: Peggy Hogg

EXHIBIT

B



PROPOSED 36' WIDE DRIVEWAY
VS. 24' WIDE REQUIRED BY CODE

EXISTING 6' WIDE SIDEWALK
VS. 10' WIDE REQUIRED BY CODE

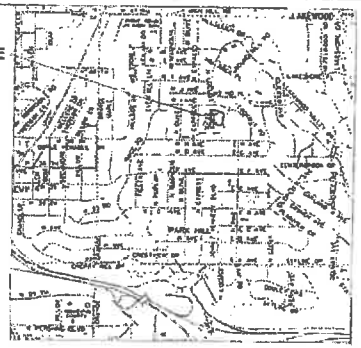
PROPOSED 37' WIDE DRIVEWAY
VS. 24' WIDE REQUIRED BY CODE

OWNER AND SUBDIVIDER
PEGGY HOGG
4520 CAMP ROBINSON RD.
NORTH LITTLE ROCK, AR. 72116

PARKING

REGULAR	27 SPACES
ACCESSIBLE	2 SPACES
TOTAL	29 SPACES
REQUIRED	22 SPACES

THIS SITE



VICINITY MAP

HDMS & STANDARD GIS, INC.
ARCHITECTURE AND GEOMATICS
409 MAIN STREET
NORTH LITTLE ROCK, AR 72114
PH: 501-374-5500
© 2010 HDMS & STANDARD GIS, INC. ALL RIGHTS RESERVED

HOGG'S MARKET & CATERING
RETAIL + MEATS
3901 JFK BLVD.
NORTH LITTLE ROCK, AR 72116

117419
DATE:

THOMAS ENGINEERING COMPANY
3610 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-735-4488 FAX: 501-753-8314

SITE PLAN
LOT 17 BLOCK 51
PARK HILL ADDITION
NORTH LITTLE ROCK, ARKANSAS
HOGG'S MEAT MARKET

APPROVED	DRAWN BY	DATE	SHEET NO
SCALE 1"=20'	JRP	3-24-6	C1

PARK HILL LOT 17 BK 51 - HOGGS MEAT MARKET.dwg

PLOTTED: 5/28/2020

Public Hearing Case # 2020-15

Ortho Map

1 inch = 50 feet

0 25 50 100 150 Feet

N W E S

Date: 5/29/2020

Table 6-1: Required Public Sidewalk Standards by Street Type

Street Classification	John F Kennedy Boulevard	Mixed-Use A Street	Mixed-Use B Street	Alley
Standard				
Min. Sidewalk width (includes planting zone and clear zone) (feet)	10'	9'	9' (one side)	N/A
Min. Planting Zone width (feet) [Street trees may be in tree wells along Type 'A' frontages]	5'	4'	4'	N/A
Street Trees Req'd (see Section 7.2 for standards)	Yes (Tree wells or bioswale systems)	Yes (Tree wells or planting areas)	Yes (Tree wells or planting areas)	No
Recommended Development Frontage	Pedestrian Priority or Pedestrian-Friendly	Pedestrian Priority or Pedestrian Friendly	Pedestrian Friendly	None

EXHIBIT
tabbies
C

7.0 Streetscape and Landscape Standards

7.1 **Sidewalks.** Public sidewalks are required for all development under this code and shall meet the standards of Table 6-1 and shall be based on the Street Classification per Attachment 6. The