O-20-62

ORDINANCE NO.___

AN ORDINANCE GRANTING A WAIVER OF SIDEWALK REQUIREMENTS OF SECTION 12.21.A OF THE ZONING ORDINANCE FOR CERTAIN REAL PROPERTY LOCATED AT 1601 E. 5TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by Jason Bouwknegt of Halff Associates, Inc., 5318 John F. Kennedy Blvd., North Little Rock, Arkansas 72116, seeking to waive certain Zoning Ordinance requirements for property located at 1601 E. 5th Street in the City of North Little Rock, Arkansas (See letter from Jason Bouwknegt dated June 11, 2020 attached hereto as Exhibit A); and

WHEREAS, the North Little Rock Planning Commission voted to require the items requested to be waived (9 affirmative votes) at a regularly scheduled meeting, held on June 9, 2020; and

WHEREAS, the applicant seeks waiver of the sidewalk requirements of Section 12.21.A of Ordinance No. 7697 (the "Zoning Ordinance") to construct the applicant's proposed development without sidewalks

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 1601 E. 5th Street, more particularly described as Lot 1 of the Ketcher & Co. Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibit B):

Section 12.21.A – Special Provisions: Sidewalks

A. Sidewalks shall be a minimum of 5 feet wide and shall be installed within the dedicated right-of-way adjacent to the property line, except where there are topographical constraints in which case the sidewalk may be placed at the street curb.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: That it is hereby found and determined that the above mentioned requirements for 1601 E. 5th Street 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:

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:15 A.M. _____ P.M.
By City Attorney Amy
DATE 6-16-20

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

RECEIVED BY

HALFF

EXHIBIT
tabbies
A

June 11, 2020

City of North Little Rock
300 Main Street
North Little Rock, AR 72114

RE: ½ Street Improvements to Include Sidewalks Waiver
Lot 1, Ketcher & Co. Addition
Ketcher & Co., Inc

Dear Mayor Joe Smith & Aldermen,

Please accept this letter to serve as our application for the above referenced submittal for City Council June 22, 2020.

The owner would like to request a waiver of ½ street improvements to include; sidewalk and curbs. The city engineer is not requiring ½ street improvements due to the existing conditions of the site. The site as asphalt all the way to the building (the building is close to the road. There is no sidewalks along the road.

Sincerely,

Jason Bouwknegt
Senior Designer

JGB

Enclosures: Site Drawing
Vicinity Map
Nearest Sidewalk Map

HALFF ASSOCIATES, INC

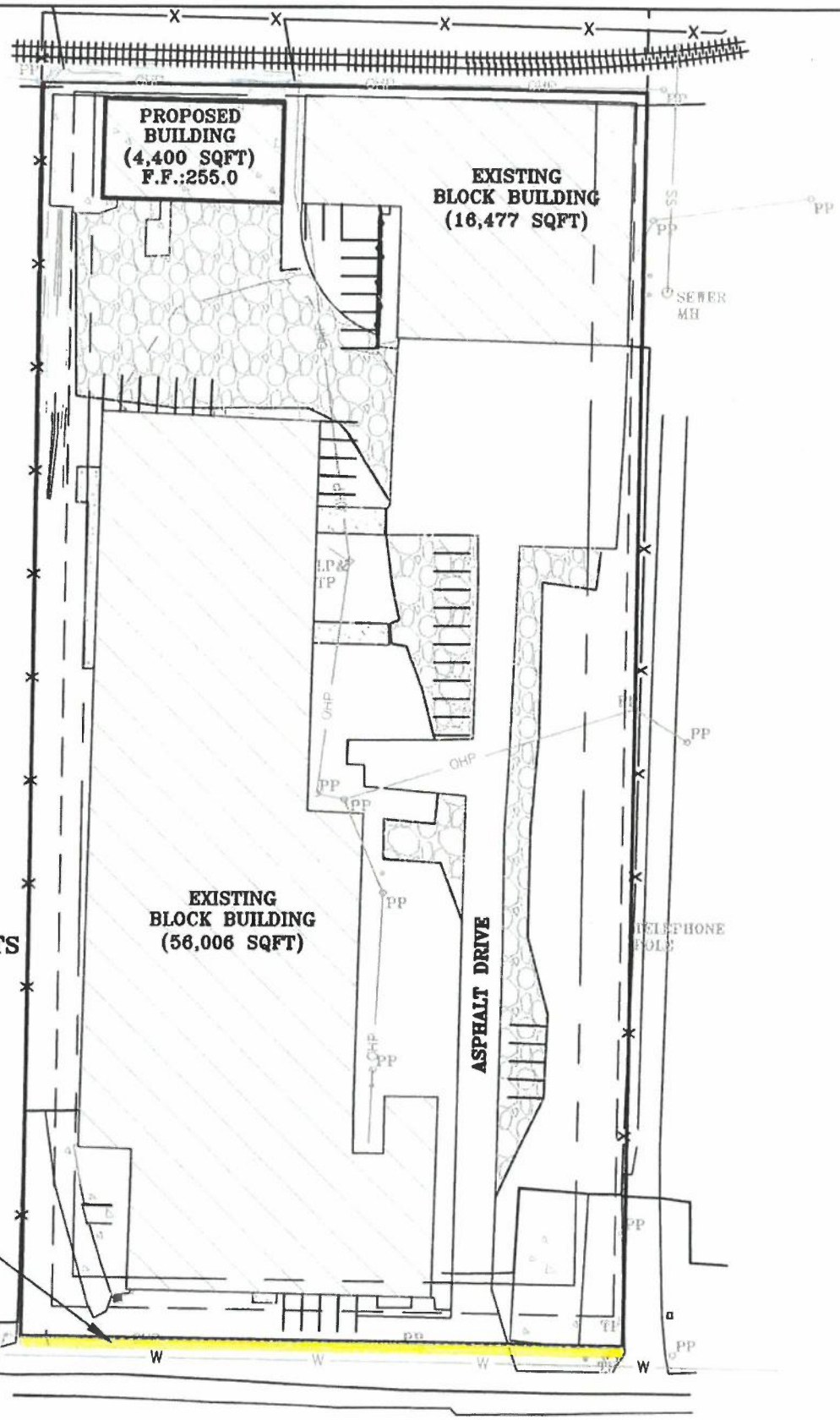
6318 JOHN F. KENNEDY BLVD
NORTH LITTLE ROCK, AR 72116

TEL (501) 753-1987
FAX (501) 753-1993

WWW.HALFF.COM

EXHIBIT

B



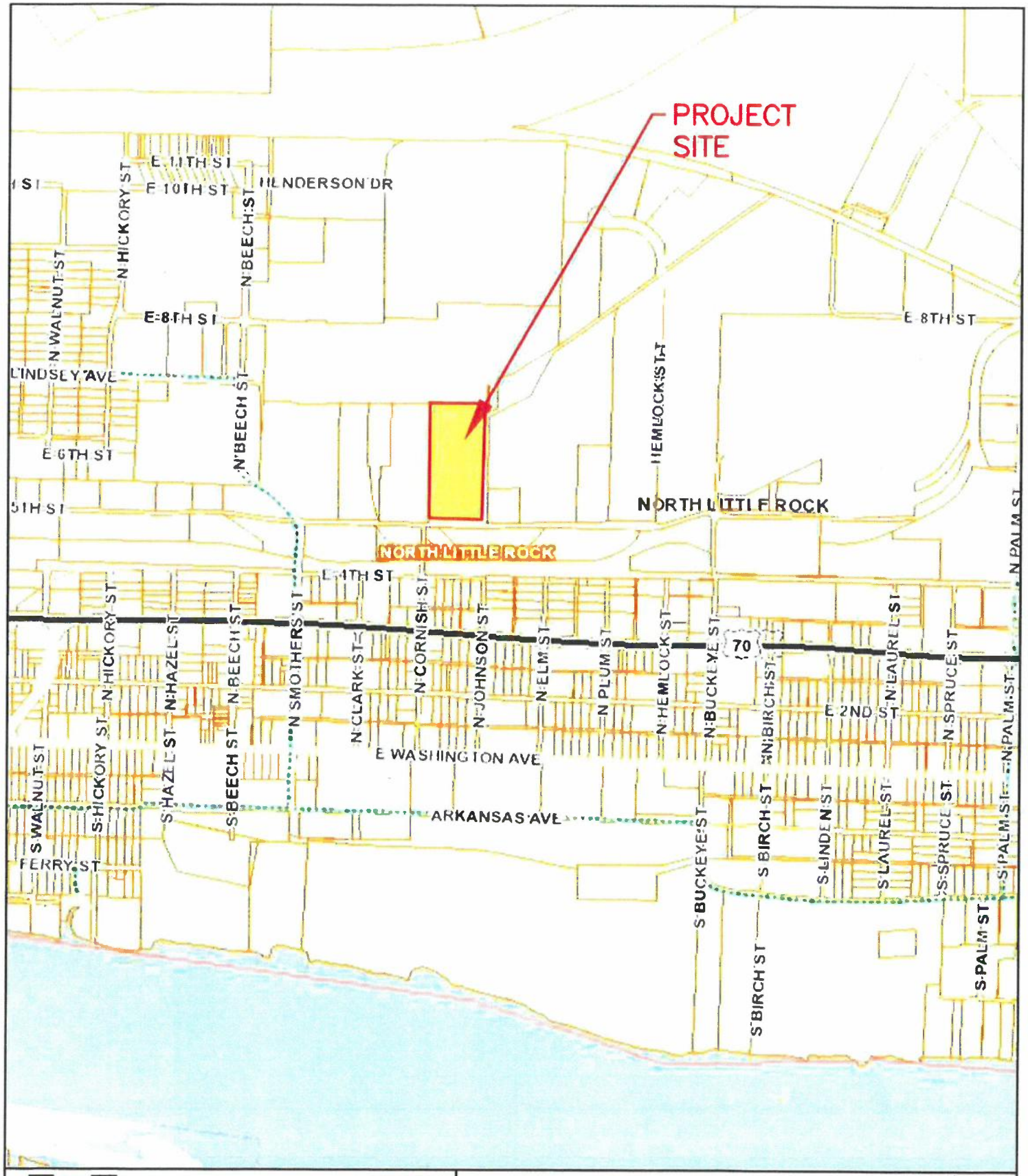
WAIVER REQUEST

- ½ STREET IMPROVEMENTS TO INCLUDE:
  1. SIDEWALKS
  2. GUTTERS
  3. CURBING

HALFF®

5318 John F. Kennedy Boulevard
North Little Rock, Arkansas 72116
Phone: (501) 801-2691

DRAWN BY: JGB	DATE: JUNE 11, 2020
APPROVED BY: JJS	JOB NUMBER: 038771.001
SCALE: NTS	



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VICINITY MAP

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NEAREST SIDEWALK MAP

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