O-21- 37

ORDINANCE NO. _____

AN ORDINANCE WAIVING CERTAIN SECTIONS OF ARTICLE 15 OF THE SUBDIVISON ORDINANCE (ORDINANCE NO. 7946) FOR PROPERTY LOCATED ON DIVISION STREET TO ALLOW THE WAIVER OF STREET IMPROVEMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brian Dale of Joe White & Associates, Inc., 25 Rahling Circle, Suite 2-A, Little Rock, Arkansas 72223, seeking a waiver of Sections 15.3, 15.4, 15.5 and 15.8 of Ordinance No. 7946 for property located on Division Street to allow the waiver of street requirements (see letter from Mr. Dale attached hereto as Exhibit A); and

WHEREAS, the request has not been reviewed by the Planning Commission, and the applicant is seeking approval from the North Little Rock City Council.

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

SECTION 1: That the following section of Section 15.3 of Ordinance No. 7946 ("the Subdivision Ordinance") is hereby waived for Division Street (see maps attached hereto as Exhibit B):

Section 15.3 – Street Paving: Street paving shall conform to the following:

A. Street paving widths shall be in conformance with the requirements set forth in this regulation, however, no developer shall be required to install a street width of more than 48 feet.

B. Street pavements shall be installed according to standards adopted by this regulation and by the City Engineer.

SECTION 2: That the following section of Section 15.4 of the Subdivision Ordinance is hereby waived for Division Street:

Section 15.4 – Curbs and Gutters: Curbs and gutters shall conform to the following:

A. Curbs and gutters shall be installed on all streets except as this regulation may direct.

B. Installations shall be in accordance with standards adopted by the City Council.

SECTION 3: That the following section of Section 15.5 of the Subdivision Ordinance is hereby

waived for Division Street:

Section 15.5 – Sidewalks: Sidewalks shall conform to the following:

A. Sidewalks shall be installed per the requirements of this regulation and the Master Street Plan.

B. Installation shall be in accordance with ADA standards and approved by the City Engineer.

SECTION 4: That the following section of Section 15.8 of the Subdivision Ordinance is hereby waived for Division Street:

Section 15.8 – Storm Drainage: Storm drainage shall conform to the following:

A. Every subdivision shall be served by storm drainage facilities including drains, sewers, catch basins, culverts, and other facilities.

B. All drainage facilities shall be so designed to serve the entire drainage area.

C. All surface water drainage shall be transported to existing storm sewers or to drainage facilities approved by the City Engineer.

D. Inlet spacing shall be at a maximum spacing of 500 feet.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 6: 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 7: That it is hereby found and determined that the waiver of the above-described street improvements 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:

Steve Baxter

Council Member Steve Baxter

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 **A.M.** _____ **P.M.**

By A. Fields

DATE 4·20·21

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

RECEIVED BY S. Ussery

EXHIBIT
tabbies
A

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

April 15, 2021

Mr. Tim Reavis
City of North Little Rock
Community Planning
120 Main Street
North Little Rock, Arkansas 72214

RE: Grandview Place Addition, Phase 2
Division Street Waiver

Mr. Reavis,

The owner and developer of the above project would like to seek a waiver to ½ street improvements on Division Street. This project does not have access to this portion of Division Street and the only property this road serves is the North Little Rock Electric Coop property.

Please place this request on the next available City Council agenda.

Do not hesitate to call should you have any questions or require any additional information.

Your help in this application is greatly appreciated.

Best Regards,

Brian Dale

25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223 PHONE: (501) 214-9141

EXHIBIT

B

Public Hearing Case # 2021-10

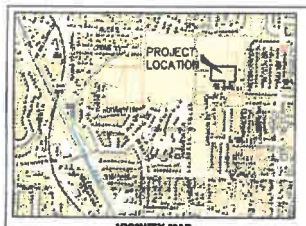
Ortho Map

1 inch = 200 feet

0 100 200 400 600 Feet

N W E S

Date: 4/15/2021



VICINITY MAP
(NTS)

GENERAL NOTES:

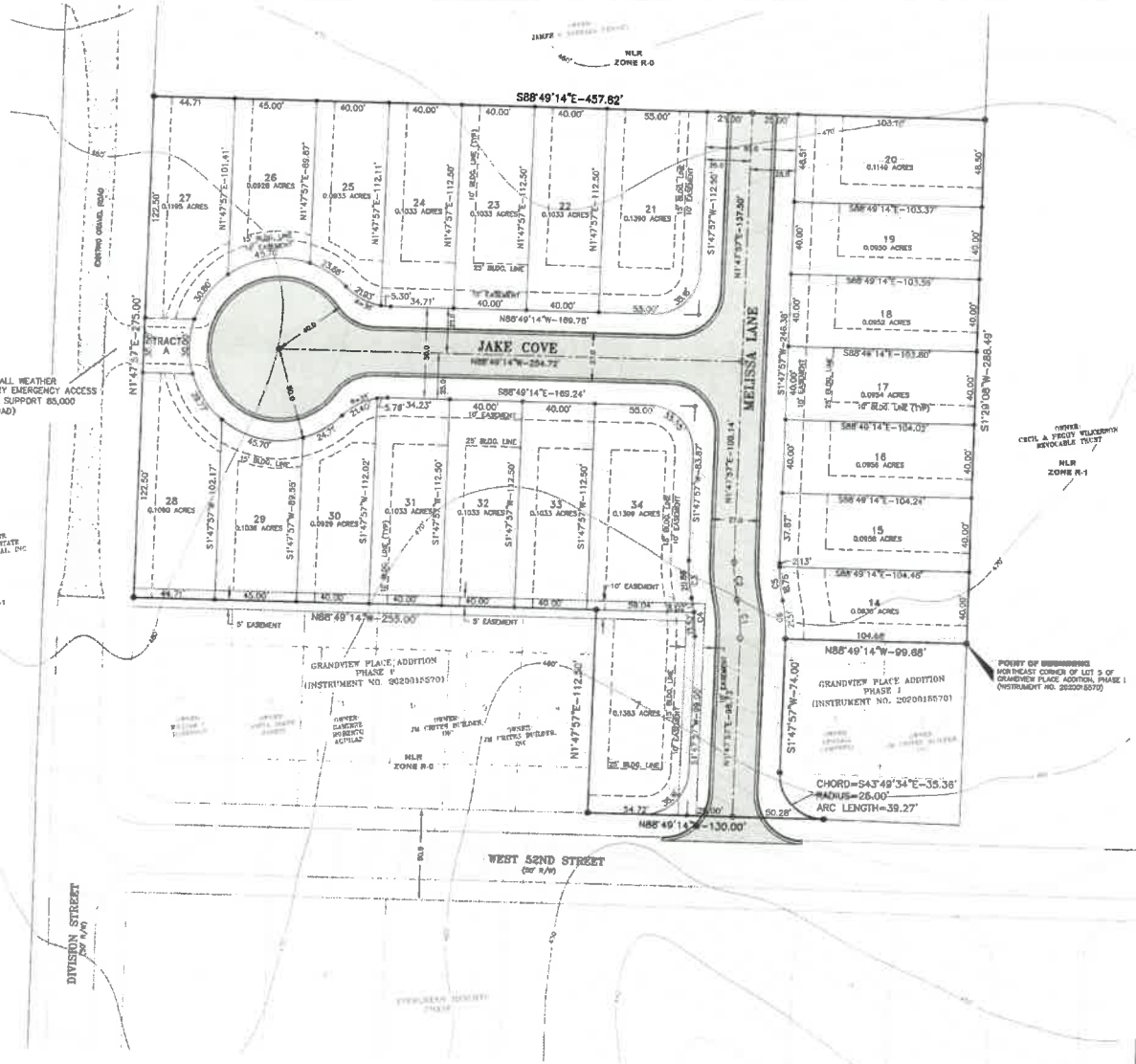
1. AREA: 139,363 S.F. / 3.1994 ACRES (MORE OR LESS)
2. ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
3. EASEMENTS INDICATED HEREON SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
4. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
5. ERROR OF CLOSURE: EXCEEDS 1:50,000
6. NO PART OF A STRUCTURE (INCLUDING UNDER THE SURFACE, ON THE SURFACE, OR OVER THE SURFACE-INCLUDING ROOF OVERHANG AND GUTTERS) MAY ENCROACH OVER A PROPERTY LINE.
7. ONE STREET TREE PER LOT
8. RADII AT STREET RIGHT OF WAY INTERSECTIONS ARE 25', UNLESS OTHERWISE NOTED
9. ALL SIDEWALKS MUST BE 5' WIDE FROM BACK OF CURB AND MEET ADA REQUIREMENTS

BUILDING SETBACKS:

FRONT	25' (UNLESS OTHERWISE NOTED)
REAR	25'
SIDE	10' (ON ONE SIDE)

CURVE DATA

CURVE NO.	RADIUS	ARC LENGTH	BEARING
C1	95.00	21.58	N04°53'35"W- 21.51
C2	97.85	33.81	N09°10'15"W- 33.64
C3	97.85	30.90	N19°12'13"E- 30.86
C4	97.84	21.27	S04°13'46"E- 21.52
C5	97.84	35.91	S20°11'51"E- 20.88
C6	97.85	21.58	S04°53'35"E- 21.51



CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

NORTH LITTLE ROCK PLANNING COMMISSION — DATE OF EXECUTION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

J.A. PONNEY JR. — DATE OF EXECUTION
29415 PONNEY LANE
ROLAND, AR 72135

BARBARA PONNEY — DATE OF EXECUTION
29415 PONNEY LANE
ROLAND, AR 72135

INSTRUMENT NO. _____

CERTIFICATE OF RECORDING

THIS DOCUMENT NUMBER _____ IS FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT _____ A.M./P.M. IN PLAT OR DEED BOOK _____ PAGE _____.

LEGAL DESCRIPTION

A PART OF SECTION N1/2, SW1/4, SECTION 15, T-2-N,R-12-W, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF GRANDVIEW PLACE ADDITION, PHASE 1, RECORDED AS INSTRUMENT NO. 2020015570. THENCE ALONG THE NORTHERLY LINE OF SAID PHASE I, THE FOLLOWING: (1) N88°49'14"W-99.88'; (2) S01°47'57"W-74.00'; (3) ALONG THE ARC OF A 25' RADIUS CURVE TO THE LEFT, HAVING AN ARC OF 39.27' AND CHORD OF S43°49'34"E-35.36' TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 52ND STREET, (4) N88°49'14"W-130.00' ALONG SAID RIGHT OF WAY; (5) N01°47'57"E-112.50'; (6) N88°49'14"W-225.00' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF DIVISION STREET; THENCE LEAVING THE NORTHERLY LINE OF SAID PHASE I, N01°47'57"E-275.00' ALONG SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY S88°49'14"E-457.82'; THENCE S01°29'08"W-288.49' BACK TO THE POINT OF BEGINNING. CONTAINING 3.1994 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYING ACCURACY

I, DANIEL W. HAYNES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME. ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DANIEL W. HAYNES — DATE OF EXECUTION
REGISTERED LAND SURVEYOR
NO. 1542, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY

I, JOE D. WHITE, JR. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

JOE D. WHITE, JR — DATE OF EXECUTION
REGISTERED PROFESSIONAL ENGINEER
NO. 7094, ARKANSAS

FLOOD INFORMATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05119C0340G & 05119C0342G. EFFECTIVE DATE JULY 6, 2015 FOR THE CITY OF NORTH LITTLE ROCK.

SCALE IN FEET: 30' 15' 0' 30' 60' 90'

CERTIFICATE OF AUTHORIZATION — JOE WHITE & ASSOCIATES, INC. #3871 — ARKANSAS - ENGINEER

DATE	DESCRIPTION	BY
	REVISION	

PRELIMINARY PLAT

LOT 7
LOTS 14-34
AND TRACT A

GRANDVIEW PLACE ADDITION, PHASE II

AN ADDITION TO NORTH LITTLE ROCK
BEING PART OF THE N 1/2 SW1/4, SECTION 15, T-2-N,R-12-W
PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: APRIL 13, 2021 | SCALE: 1" = 30

PROJECT NUMBER: 21-015J

G:\DWG\2021\21-015J - Grandview Place\Prel Plat\REVISED 2 PRELIMINARY PLAT BJL 01.dwg