O-21-87

ORDINANCE NO. ____

AN ORDINANCE WAIVING CERTAIN SECTIONS OF ARTICLE 15 OF THE SUBDIVISON ORDINANCE (ORDINANCE NO. 7946) AND SECTION 6.2.4.D OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR PROPERTY LOCATED AT 2501 GRIBBLE STREET TO ALLOW THE WAIVER OF HALF STREET IMPROVEMENTS AND PARKING LOT REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mark E. Rickett of Halff Associates, Inc., 5318 John F. Kennedy Boulevard, North Little Rock, Arkansas 72116, seeking a waiver of street improvements restrictions and parking lot requirements for property located at 2501 Gribble Street (see letter from Mr. Rickett and maps attached hereto respectively as Exhibit A and B); 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 thereof held on August 10, 2021; and

WHEREAS, the applicant seeks waiver of certain sections of Article 15 of Ordinance No. 7946 and Section 6.2.4.D of Ordinance No. 9263 for the property located at 2501 Gribble Street.

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

SECTION 1: That the following sections of Article 15 of the Ordinance No. 7946 ("the Subdivision Ordinance") is hereby waived for 2501 Gribble Street, more particularly described as Lot 2 of the JS Addition to the City of North Little Rock, Pulaski County, Arkansas:

Section 15.1 – Improvements

Every developer engaging in the subdividing and development of land as identified in this regulation shall be required to install, at his own expense, or to have installed by the appropriate public utility the following improvements.

Section 15.2 Street Grading.

Street grading shall conform to the following:

A. All streets shall be cleared and graded as approved by the City Engineer. On streets with a right-of-way greater than 100 feet the extent of grading shall be as specified by the Planning Commission and approved by the City Engineer. On such streets, the Planning Commission may consult with the appropriate agency, regarding specifications for grading.
B. Finished grades shall be at levels approved by the City Engineer or the appropriate agency.

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 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 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 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.
E. 15.9 Fire Hydrants. Fire hydrants shall be placed to meet the requirements of the Arkansas Fire Prevention Code. In a residential subdivision, hydrants are to be no more than 500 feet from a residential structure. Arkansas Fire Prevention Code requires closer spacings for commercial and industrial subdivisions.

Section 15.11 Street Lights.

A. Residential Streets and Subdivisions - Street lights shall be installed at every intersection and spaced approximately at 200 foot intervals within the block. Street lights shall be installed within the street right-of-ways. Street lights within the block should be near the common, side yard lot lines.
B. Commercial and Industrial Subdivisions - Street lights shall be installed at every intersection and spaced approximately at 200 foot intervals within the block. Street lights shall be installed within the street right-of-way.
C. Payment - Street lights shall be at the cost of the developer with a plan designed by the NLR Electric Department. Developers are responsible for a

set fee per street light installed. A bond may be provided allowing the delay of installation to expedite a building permit or the issuance of a final plat.

D. Relocation – Any relocation of street lights shall be at the cost of the developer.

SECTION 2: That the following Section 6.2.4.D of Ordinance No. 9263 ("the Zoning Ordinance") is hereby waived for 2501 Gribble Street.

Section 6.2.4.D – Parking Design and Surface Stands

D. Curbs. All parking areas shall utilize concrete curbs or other materials or other materials approved by the Planning Commission.

SECTION 3: 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 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: ATTEST:

Linda Robinson

Council Member Linda Robinson Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 **A.M.** _____ **P.M.**
By A. Fields
DATE 9-21-21

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

RECEIVED BY Silsserry

HALFF

EXHIBIT

A

August 25, 2021

Ms. Linda Robinson
North Little Rock City Council
120 Main Street
North Little Rock, AR 72114

Re: Site Plan Review, Re-zoning, and Preliminary Plat Application
Jeffrey Sand Warehouse
North Little Rock, Arkansas

Dear Councilwoman Robinson:

On behalf of the Jeffery Sand Company, we appreciate your consideration in sponsoring the re-zoning and variance applications for the subject project at 2501 Gribble St. in North Little Rock. The application includes the following items:

1. Re-zoning the subject property from R-4 to I-3. I-3 zoning is consistent with the use of the property to the west where the existing Jeffrey Sand operation has existed for approximately 45 years.

2. The owner has agreed to installation of the landscaping required by North Little Rock as a part of the development. The remaining variance requests from normal development standards include:

    a. Boundary street/sidewalk improvements – Development regulations require the construction of boundary street improvements for half of Palm Street and all of Gribble Street. Palm Street terminates at Gribble at the southeast corner of the property and Gribble Street terminates at a dead end at the southwest corner. There is very little traffic on either of these streets and the project will not generate any additional traffic. No access is planned from any public right of way on the site. Right of way for both streets will be dedicated to the city according to the Master Street Plan. For these reasons, the owner thinks that improving the streets to the city standard is unnecessary and has no benefit to any party.

    b. Parking lot curb & gutter and sidewalks. The proposed building is for storage purposes only and will have no offices or personnel work areas. While there is no need for parking for this building, the owner is paving an area on the north and east sides of the building that will include 8 regular parking spaces and one handicap space. The owner is requesting that the curb & gutter and sidewalk requirements be waived because there will be little pedestrian or vehicular traffic on or around the site.

The owner understands that the City of North Little Rock has development standards and requirements that apply to all development projects. The proposed building project is to construct a 5000 square foot (50'x100') warehouse facility to serve the existing business Jeffrey Sand operation to the west of this site. No power, water, sewer, or communications is planned to extend to the building and no employees will occupy the building as office space. It is intended to simply store materials. Jeffrey Sand is an on-going business concern in the City of North Little Rock and has been operating since the 1960's and the mid-1970's in North Little Rock. The proposed building is only to serve the existing operation and not planned for any other purpose in the future.

Please feel free to contact us if you have any questions or comments concerning this matter.

Sincerely,

HALFF ASSOCIATES, INC.

Mark E. Rickett, P.E.
Senior Project Manager

EXHIBIT

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B

Public Hearing Case # 2021-22

NLR Community Planning

Ortho Map

1 inch = 50 feet

0 25 50 100 150 Feet

N W E S

Date: 9/14/2021