O-22-12

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTION 9.11.A OF THE SUBDIVISON ORDINANCE (ORDINANCE NO. 7946) FOR PROPERTY LOCATED AT 2300 REDDING LANE TO ALLOW THE WAIVER OF SIDEWALK REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Konstantin Musiyko, 67 Cliffwood Circle, North Little Rock, Arkansas 72118, seeking a waiver of sidewalk requirements for property located at 2300 Redding Lane (see letter from Mr. Musiyko 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 (7 affirmative votes; 2 absent) at a regularly scheduled meeting thereof held on January 11, 2022; and

WHEREAS, the applicant seeks waiver of Section 9.11.A of Ordinance No. 7946 for the property located at 2300 Redding Lane.

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

SECTION 1: That the following Section 9.11.A of the Ordinance No. 7946 ("the Subdivision Ordinance") is hereby waived for 2300 Redding Lane, more particularly described as Lot A, Redding Road Subdivision of 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SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 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:

Council Member Steve Baxter

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 11:40 **A.M.** _____ **P.M.**

By M. Miller

DATE 2-8-22

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

RECEIVED BY S. Ussery

EXHIBIT
tabbies
A

KONSTANTIN MUSIYKO
Owner & Subdivider

67 CLIFFWOOD CIRCLE NORTH LITTLE ROCK AR 72118 (214)625-9283

January 27, 2022

Honorable Terry Hartwick, Mayor
&
City of North Little Rock Council Members
300 Main Street
North Little Rock, AR 72119

RE: 2300 REDDING LANE NORTH LITTLE ROCK
Sidewalk Waiver Request

Dear Mayor Hartwick and Council Members:

Please accept this letter to serve as our application to be placed in the Council Agenda regarding a waiver of the sidewalks associated with the development of the lot 2300 Redding Lane. The sidewalk requirement is along the east side of Redding Lane. Our request is based on the following:

1. Installing the sidewalk will adversely affect the side drainage ditch running along the east side of Redding Lane.
2. The City does not require sidewalks within industrial subdivisions. 2300 Redding Lane is zoned R-4 multi-family. However, next to an industrial building, zoned I-3.
3. In addition, there are no sidewalks in the surrender areas.

Applicant/Owner: Konstantin Musiyko
67 Cliffwood Circle
North Little Rock, AR 72118
214-625-9283

Besides, included with this letter is a map showing the area of the lot with evidence of no sidewalks nearby; and a map showing the industrial zone property next to the lot.

I appreciate your consideration in this matter.

Respectfully,

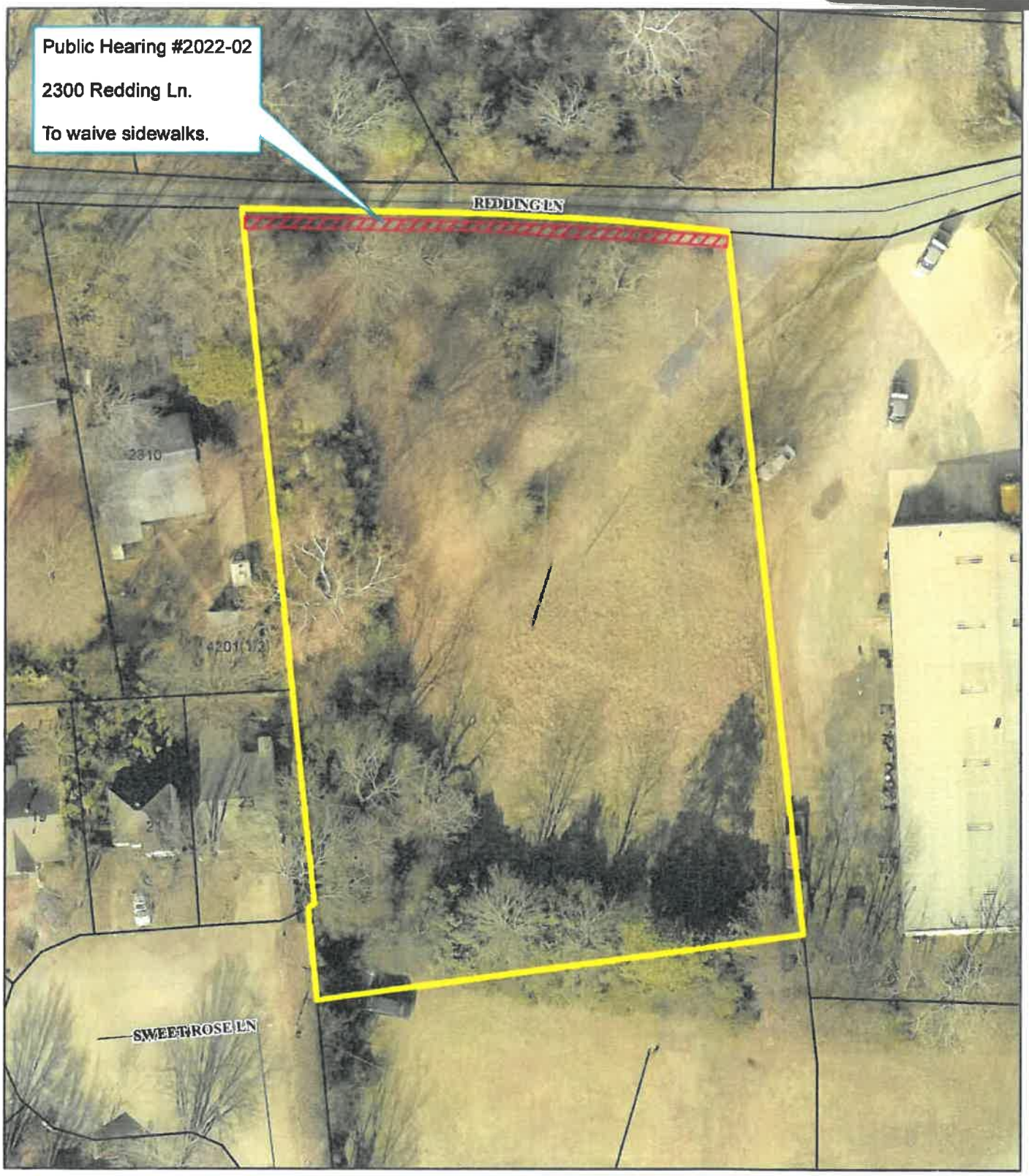
Konstantin Musiyko

EXHIBIT

tabbies

B

Public Hearing Case # 2022-02



Ortho Map

1 inch = 50 feet

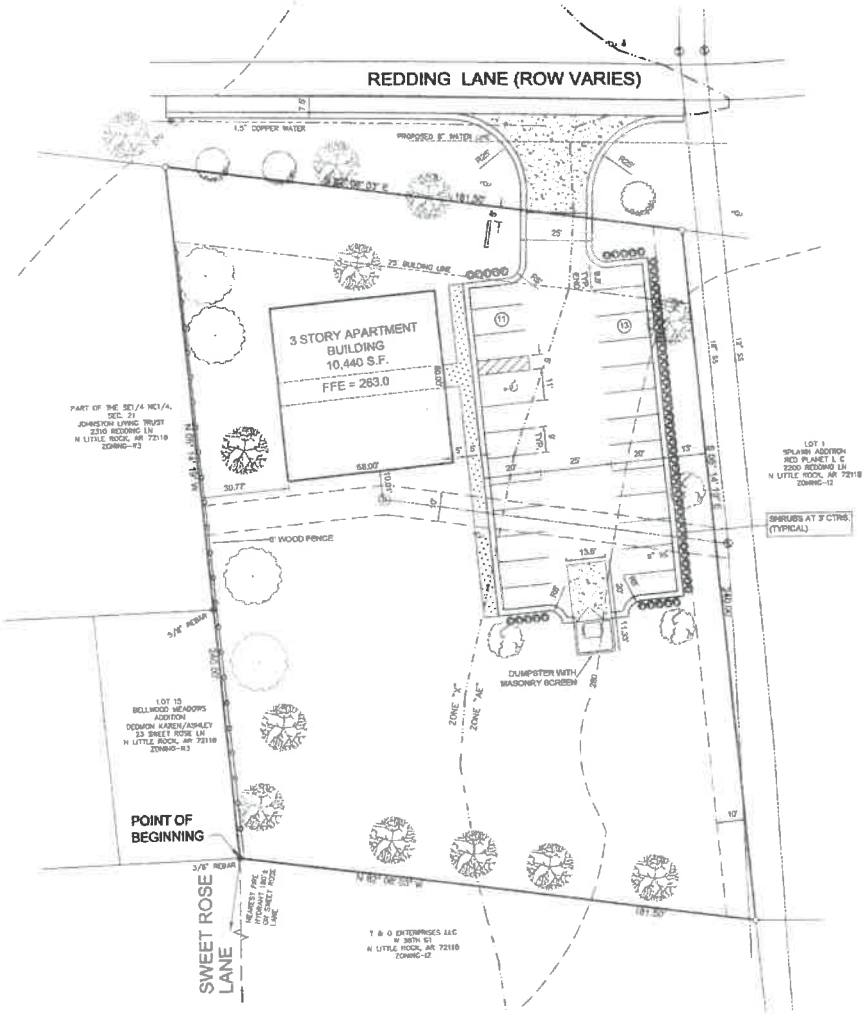
0 25 50 100 150 Feet

N W E S

Date: 2/1/2022

THIS SITE

VICINITY MAP



LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD DUTY CONCRETE PAVEMENT
- SHOWS STANDARD ASPHALT PAVEMENT
- SHOWS NEW SITE TREE
- SHOWS NEW STREET TREE
- EXISTING STREET TREE OR SITE TREE
- SHOWS NEW SCREENING TREE
- SHOWS 1/4" PIPE WITH CAP PLS 1215

PARKING

REGULAR	23 SPACES
ACCESSIBLE	1 SPACES
TOTAL	24 SPACES
REQUIRED	19 SPACES

LEGAL DESCRIPTION

LOT A:

A TRACT OF LAND LOCATED IN THE SE1/4 NE1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 13 WEST, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 12 WEST;
THENCE RUN EAST FOR 604 FEET;
THENCE RUN NORTH FOR 545.2 FEET TO THE POINT OF BEGINNING;
THENCE N 05° 14' 09" E FOR 240.00 FEET;
THENCE S 82° 09' 02" E FOR 181.50 FEET;
THENCE S 05° 14' 09" S FOR 240.00 FEET;
THENCE N 82° 09' 02" W FOR 181.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 42,425 S.F. OR 0.974 ACRES, MORE OR LESS.

GENERAL NOTES

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES NORTH ZONE (FASM).
2. PLAT CONTAINS 42,425 S.F. OR 0.974 ACRES, MORE OR LESS.
3. THIS PROPERTY IS ZONED R-4.
4. A PART OF THIS PLAT IS IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 105061C 0341G, DATED JULY 6, 2016. B/E: 289-291
5. CONTOUR INTERVAL IS TWO FOOT.
6. SETBACKS SHOWN ARE FOR R-4 ZONING
   25' FRONT
   10' SIDE
   25' REAR
7. PROPOSED BUILDING TO BE 39' IN HEIGHT

CERTIFICATE OF AUTHORIZATION HOLDER THOMAS ENGINEERING CO. No. 94 ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4685 JOHN R. POWELL

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-753-4463

SITE PLAN REVIEW
LOT A, REDDING ROAD SUBDIVISION
PULASKI COUNTY
NORTH LITTLE ROCK, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	MAJC	12/16/21	1

SCALE 1" = 20'

OWNER & SUBDIVIDER:
KONSTANTIN MUSIYKO
67 CLIFFWOOD DR
NORTH LITTLE ROCK, AR. 72118

REDDING LANE ADDITION LOT A.dwg

PLOTTED: 12/16/2021