O-22- 60

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTION 6.2.4.E OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 8720 FAULKNER LAKE ROAD IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Rodney McCain of McClelland Consulting Engineers, Inc., 7302 Kanis Road, Little Rock, Arkansas 72204, seeking waiver of parking surface requirements for certain real property located at 8720 Faulkner Lake Road (see letter from Mr. McCain and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the North Little Rock Planning Commission voted to require the items that were requested to be waived (8 affirmative votes; 1 vacant) at a regularly scheduled meeting thereof held on May 10, 2022; and

WHEREAS, the applicant seeks waiver of Section 6.2.4.E of Ordinance No. 9263 for the property located at 8720 Faulkner Lake Road to allow for gravel and/or asphalt millings surfacing in the rear area of the property.

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

SECTION 1: That the following provision of Section 6.2.4 of Ordinance No. 9263 ("the Zoning Ordinance") is hereby waived for 8270 Faulkner Lake Road:

Section 6.2.4 – Parking Design and Surface Standards

E. Parking Surface: The minimum pavement requirements shall be designed for intense traffic use with asphaltic concrete hot mix surface, a double surface treatment, or concrete surface. Any off-street parking area, driveway, or vehicle maneuvering area shall be paved as specified above and shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles. Where access by a fire apparatus vehicle is necessary such surfaces shall meet the requirements of the Arkansas Fire Prevention Code, Volume 1, Appendix D, Section D102 or the appropriate amended provision.

SECTION 2: 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 3: It is hereby found and determined that the herein described abandonment will not interfere with the continued use of the subject road and electrical easements, and the

immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth 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 Terry C. Hartwick

SPONSOR:

ATTEST

Linda Robinson

Council Member Linda Robinson by A.F.

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 7-5-22

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

RECEIVED BY S. Ussery

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

7302 Kanis Road
Little Rock, AR 72204
(501) 371-0272 P | (501) 371-9932 F
mce.us.com

EXHIBIT
A

June 29, 2022

Ms. Amy Fields
City Attorney
City of North Little Rock
116 Main Street
NORTH LITTLE ROCK, AR 72119

Re. SD2022-27- Hale Trailer Brake & Wheel- Faulkner Lake Road, North Little Rock- Gravel Paving Waiver Request

Dear Amy,

For the design and construction of the proposed new truck-trailer facility for Hale Trailer Brake & Wheel, located at 8720 Faulkner Lake Road, North Little Rock, we would request a waiver on the paving requirements of the rear truck-trailer parking area denoted on the enclosed partial Site Plan (this is condition #1 on the City's letter dated May 11, 2022 (copy enclosed)).

The applicant wishes to finish the rear area of the property (approx. 40,000 square yards) with a gravel/asphalt millings surface. This area will facilitate longer-term truck-trailer parking and is anticipated to be much less trafficked than the area immediately around the building and closer to Faulkner Lake Road (which will be finished in asphalt). The gravel/millings surfacing is much less expensive to install than asphalt, the cost of which could make this project prohibitively expensive for the applicant to construct, particularly given current costs for materials.

Beyond costs, a gravel surface for the less-trafficked rear area of the site will drain more readily than a hard-paved surface, which would require provision of more formal storm drainage.

Our geotechnical engineers have confirmed that a properly compacted and constructed gravel lot is more than adequate to serve as a parking lot for truck-trailers at this facility. We have also received the approval of the NLR City Engineer (David Cook) on this proposed gravel/milling detail (copy enclosed).

Please give this request for a waiver due consideration. If you require anything further from us, do not hesitate to contact the office.

Sincerely,
McClelland Consulting Engineers, Inc.

Rodney McCain

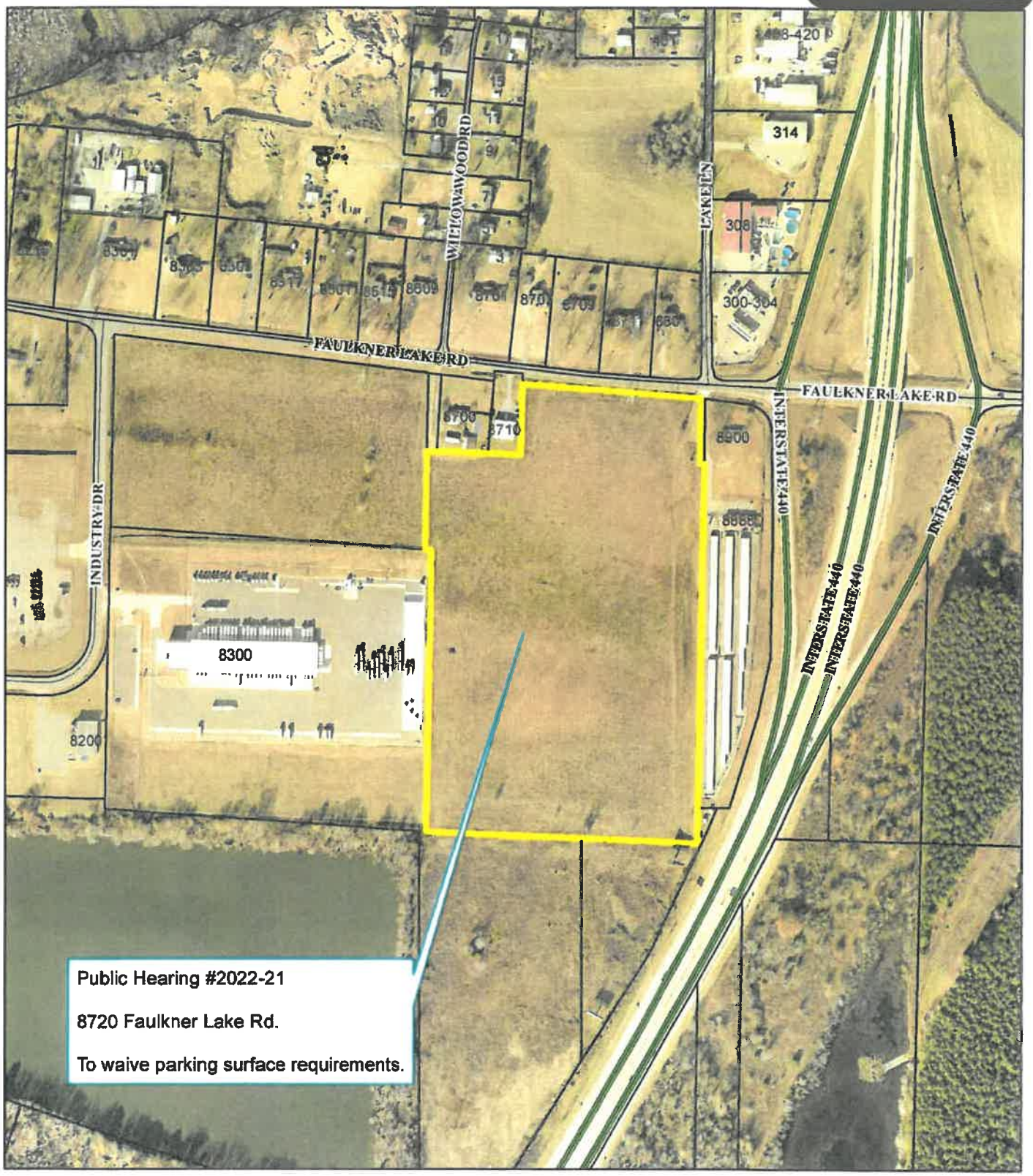
Rodney McCain
Project Engineer

Enclosures: Planning Commission final letter;
Site Plan of Gravel/Millings Paving Location;
Gravel/Millings Paving Detail.

EXHIBIT

B

Public Hearing Case # 2022-21



NLR Community Planning

Ortho Map

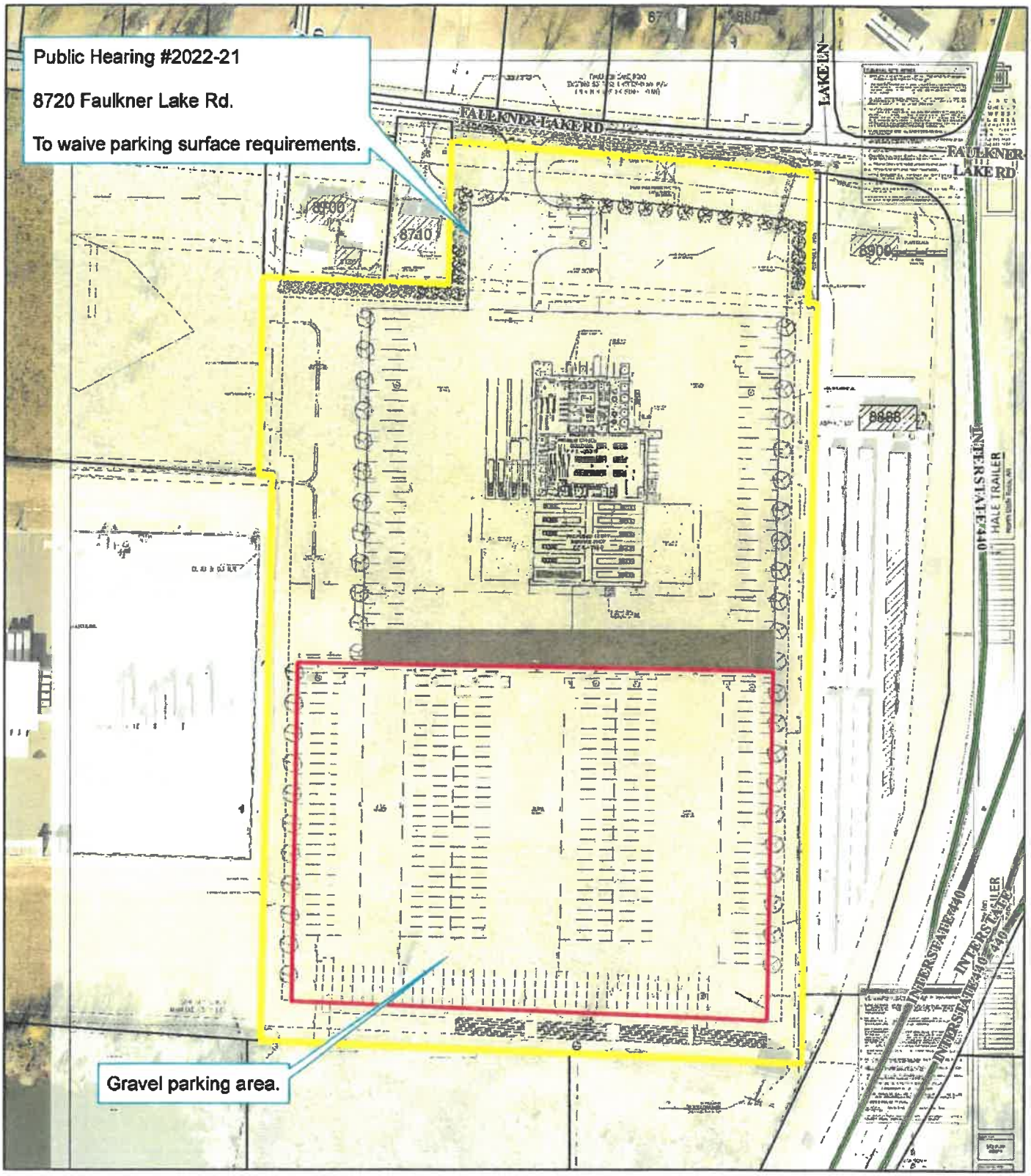
1 inch = 400 feet

0 200 400 800 1,200 Feet

N W E S

Date: 6/30/2022

Public Hearing Case # 2022-21



Ortho Map

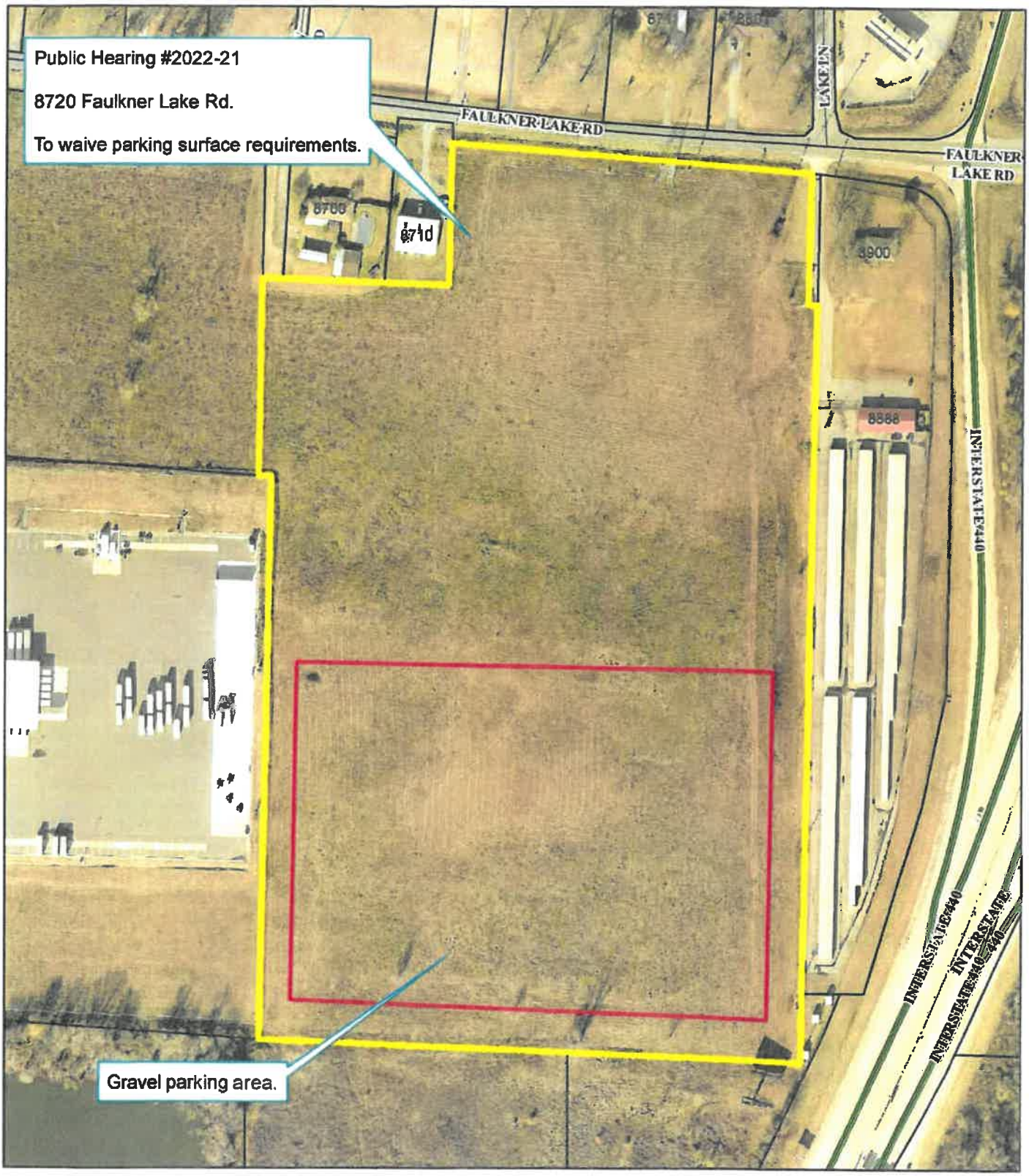
1 inch = 200 feet

0 100 200 400 600 Feet

N W E S

Date: 6/30/2022

Public Hearing Case # 2022-21



Ortho Map

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N W E S

Date: 6/30/2022