O-22-61

ORDINANCE NO. _____

AN ORDINANCE APPROVING FEE IN-LIEU OF SIDEWALK CONSTRUCTION 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, Rodney McCain of McClelland Consulting Engineers, Inc., 7302 Kanis Road, Little Rock, Arkansas 72204, has requested a fee in-lieu of sidewalk construction for certain real property located at 8720 Faulkner Lake Road (see letter from Mr. McCain and application attached hereto respectively as Exhibit A and B); and

WHEREAS, the City Engineer has reviewed the request and recommended that the City Council approve the fee in lieu of sidewalk construction; and

WHEREAS, it is in the best interests of the City that the applicant pay the fee in the amount of Twenty Two Thousand Four Hundred Forty Three and 75/100 Dollars ($22,443.75) (see Sidewalk Estimate attached hereto as Exhibit C).

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

SECTION 1: That the request for fee in-lieu of sidewalk construction is hereby approved for the subject real property located at 8720 Faulkner Lake Road, being more particularly described as Lot 1 of the Hale Addition to the City of North Little Rock, Pulaski County, Arkansas (see maps attached hereto as Exhibit D).

SECTION 2: That the fee, in the amount of $22,443.75, shall be paid to the Ward 2 account for fees in-lieu of sidewalk construction.

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: It is hereby found and determined that it is in the best interests of the City of North Little Rock to approve the fee in lieu of sidewalk construction, and the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth of this land and the City, 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 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 7-5-22

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

RECEIVED BY S. Ullberg

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 16, 2022

Mr. David Cook
City Engineer
City of North Little Rock
500 W. 13th Street
NORTH LITTLE ROCK, AR 72114

Re. Hale Trailer Brake & Wheel- Faulkner Lake Road, North Little Rock- Sidewalk Waiver Request

David,

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 City requirement to provide a five foot wide sidewalk along this site frontage.

There are no existing or planned sidewalk networks in this relatively remote rural area which any new frontage sidewalk could connect to. We submit that this sidewalk would see little or no use by pedestrian traffic on Faulkner Lake Road, simply because there is little foot traffic in this vicinity, given its remote location.

The applicant is willing to pay an 'in lieu' fee to have this sidewalk requirement waived; we have enclosed the requisite forms and plans with this letter to facilitate that process.

If you require anything further from us at this time, don't hesitate to contact the office.

Sincerely,
McClelland Consulting Engineers, Inc.

Rodney McCain

Rodney McCain
Project Engineer

Enclosures: Sidewalk Estimate Calculation Sheet;
Planning Commission final letter;
Map of Sidewalk Location;
City of North Little Rock Sidewalk In-Lieu Form.

EXHIBIT

B

City of North Little Rock Sidewalk In-lieu of Form

7-1-2022

Address of Request: 8720 FAULKNER LAKE ROAD, NLR, AR 72117

Business name: HALE TRAILER BRAKE AND WHEEL

Applicant / contact name: SCOTT McBRIDE

Applicant / contact phone(s): office: 956-768-1330 x177 cell: 956-298-3597

Planning Commission case number: SD 2022-27

Linear feet of sidewalk: 450 Width of sidewalk: 5

Estimated cost (dirt work, material and labor, other) to install sidewalk: $ 22,443.75

Person / firm providing the estimate: McCLELLAND CONSULTING ENGINEERS, INC.

Items to be attached to this application. City Engineer may request additional documentation after submittal. Check the boxes below on items that are attached.

- [x] Letter of Request stating reason for in-lieu of request (on letterhead with all contact info).
- [x] Planning Commission final letter, showing the sidewalk requirement.
- [x] Map(s) showing location of sidewalks for the in-lieu of request (8.5x11).
- [x] Sidewalk estimate calculation sheet.

Once **ALL** of the above documents have been assembled, the applicant will submit the documents as a group to the City Engineer's office. City Engineers office (501-371-8339) is located at 500 W. 13th Street. Documents can also be sent to David Cook (dcook@nlr.ar.gov) in PDF format. If any of the required items are not provided, the application will be returned.

City Engineer name: DAVID COOK Request located in Ward: 2

City Engineer's recommendation is based on (check all that apply):

- [x] There are no existing or planned sidewalk networks in the area.
- [ ] There are physical improvements present along an existing or proposed street that would prevent reasonable installation.
- [ ] There are other situations unique to the site that make the requirement to construct sidewalks impracticable or unnecessary.

City Engineer's recommendation on paying the in-lieu of fee (circle one): (YES) NO

Total cost (if approved) to be deposited into the Ward in-lieu of fee account: $ 22,443.75

City Engineer's Comments (additional sheets may be attached):

—

Once a recommendation is made, the City Engineer will keep the original paperwork for their files, and send a copy to the applicant, the City Attorney's office, the Planning Department and the 2 Council Members of the Ward the request is located. It is the applicant's responsibility to contact the Council Member (one or both) to request that the application be placed on the City Council agenda. The Council Member will then contact the City Attorney to determine the date of the meeting.

Hale Trailer Brake & Wheel- Sidewalk Estimate
Planning Commission Case: 2022-27 / MCE: 21-5816
Opinion of Probable Construction Costs
Prepared by McClelland Consulting Engineers, Inc.
Date: June 15th, 2022

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

Cost Estimate for Sidewalk Construction

Item No.	Description	Unit	Estimated Quantity	Estimated Unit Costs	Estimated Cost
1	5' Wide Sidewalk (4" concrete on 4" Class 7 base)	SF	2,250	$9.50	$ 21,375.00
2	Miscellaneous (Mobilization, Demobilization, Bonds, Insurance, As-Built Record Drawings, and Any Items not Covered Elsewhere to Complete the Project per the Drawings and Specifications)	LS	1	$1,068.75	$ 1,068.75
				Construction Costs =	**$ 22,443.75**

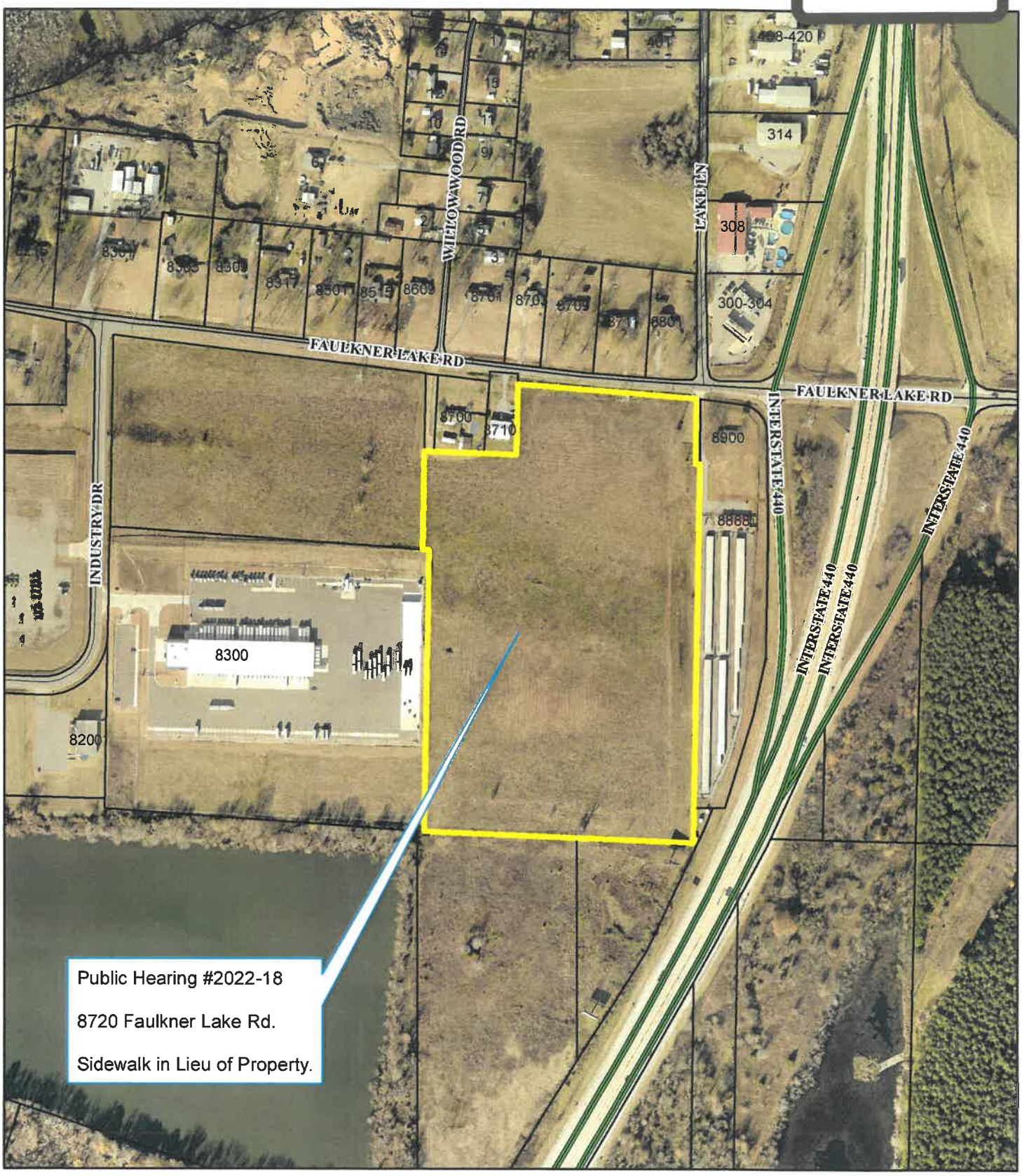
tabbies
EXHIBIT
C

EXHIBIT

tabbies

D

Public Hearing Case # 2022-18



NLR Community Planning

Ortho Map

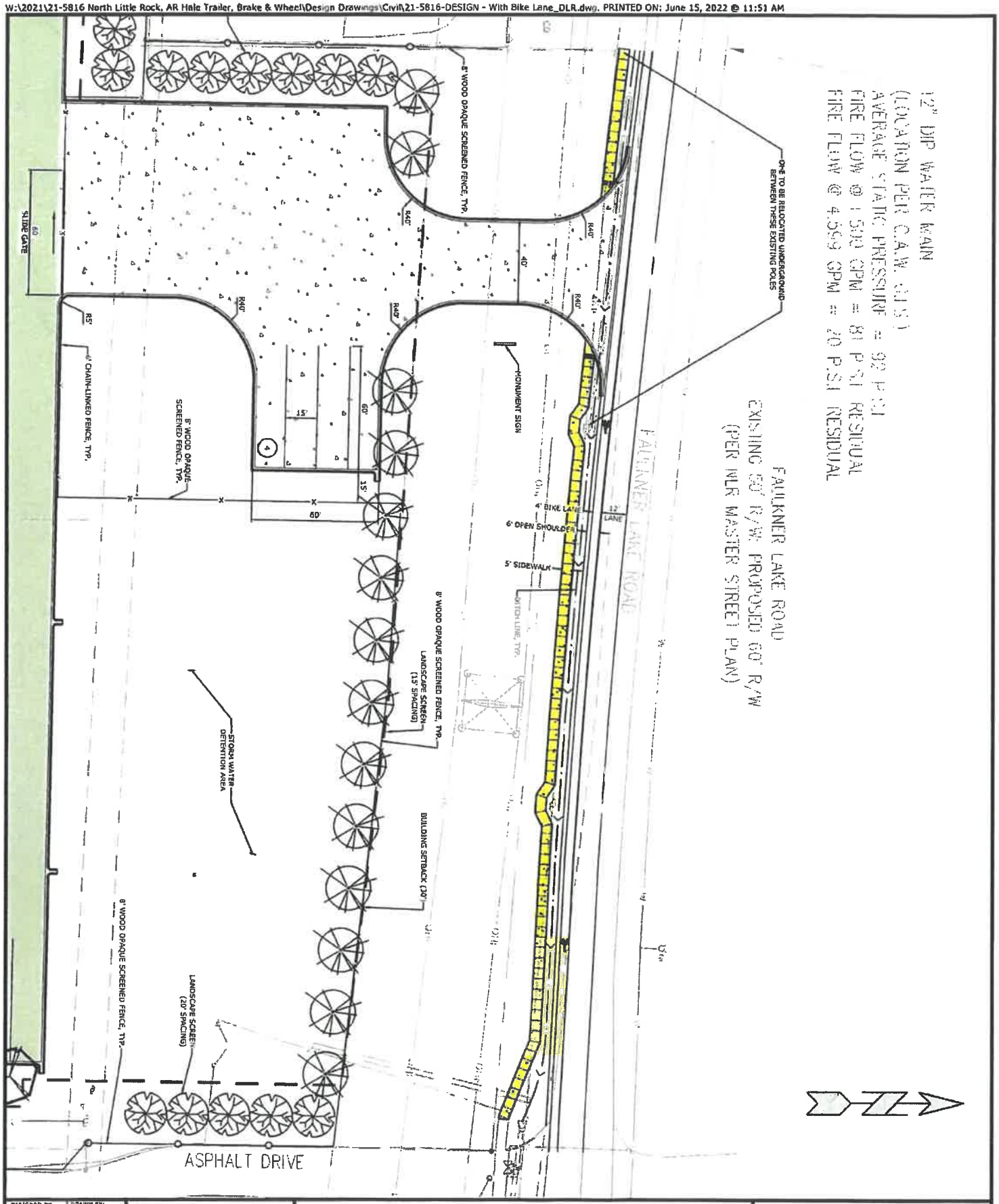
1 inch = 400 feet

0 200 400 800 1,200 Feet

N W E S

Date: 6/20/2022

W:\2021\21-5816 North Little Rock, AR Hale Trailer, Brake & Wheel\Design Drawings\Civil\21-5816-DESIGN - With Bike Lane_DLR.dwg, PRINTED ON: June 15, 2022 @ 11:51 AM



DESIGNED BY: RJM	DRAWN BY: DLR
DATE: JUNE 2022	REVISION:
SCALE: 1"=60'	JOB NUMBER: 21-5816

1

SITE PLAN
WITH SIDEWALK

HALE TRAILER
NORTH LITTLE ROCK, ARKANSAS

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MCE McCLELLAND CONSULTING ENGINEERS, INC.
7302 KANIS ROAD
LITTLE ROCK, ARKANSAS
(501) 371-0272
HTTP://WWW.MCE.US.COM