

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE WAIVING SECTION 9.11.A OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR CERTAIN REAL PROPERTY LOCATED AT 410 WEST A AVENUE AND 3100 NORTH POPLAR STREET IN THE CITY OF NORTH LITTLE ROCK TO ALLOW THE WAIVER OF SIDEWALK REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Damon Crawford and Jennifer Crawford, 410 West A Avenue, North Little Rock, Arkansas 72116, seeking a waiver of sidewalk requirements for certain real property located at 410 West A Avenue and 3100 North Poplar Street (see letter and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, a legal advertisement of notice of a public hearing to be held May 22, 2023 at 6:00 p.m. has been placed in the newspaper.

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

SECTION 1: That the following portion of Section 9.11 of the Ordinance No. 7946 (“the Subdivision Ordinance”) is hereby waived for 410 West A Street and 3100 Poplar Street, more particularly described as Lots A-2R and G-R, Block 35 of the Park Hill Addition to 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SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Debi Ross  
Council Member Debi Ross *by AF*

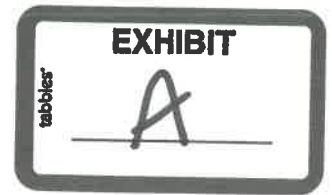
\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED <u>10:58</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>5-16-23</u>
<b>Diane Whitbey, City Clerk and Collector</b> <b>North Little Rock, Arkansas</b>
RECEIVED BY <u>S. Ussery</u>



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## DAMON AND JENNIFER CRAWFORD

410 West A Avenue – N. Little Rock, AR 72116 | 501.920.7666 | damon372@yahoo.com

**5-9-2023**

Mayor Terry Hartwick and City Council Members  
300 Main Street  
N. Little Rock, AR 72119

**Dear Mayor Terry Hartwick and City Council Members:**

Please accept this letter to serve as our application to be placed in the Council Agenda regarding a waiver of sidewalks associated with the replat of my lot at 410 West A Avenue and 3100 North Poplar. We are in the process of purchasing a small portion of the lot at 3100 North Poplar. Our request is based on the following:

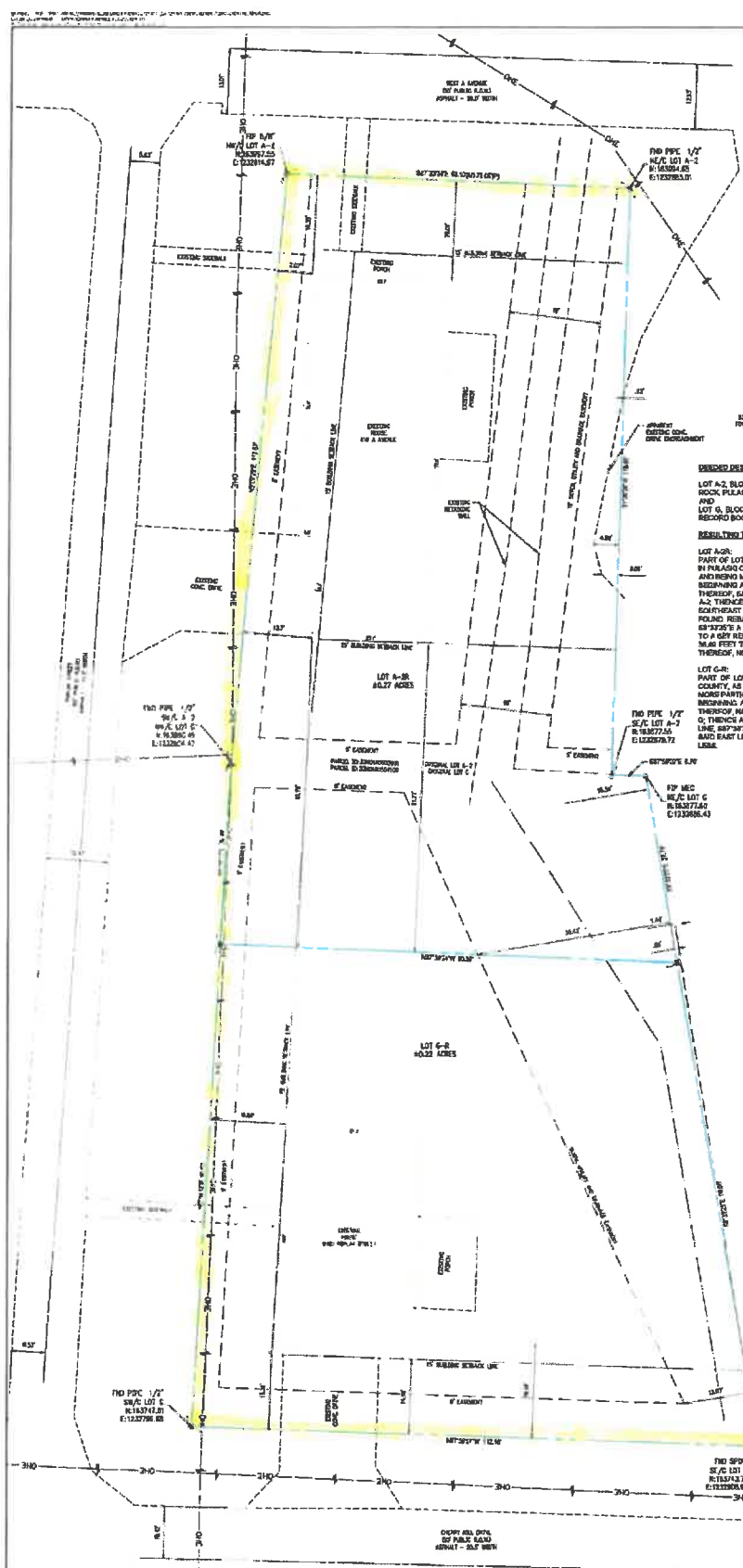
1. There are no sidewalks in the surrounding area.
2. The creek on A Avenue would make it very difficult to construct sidewalks.

Sincerely,

A handwritten signature in blue ink, appearing to read "Damon and Jennifer Crawford". The signature is stylized and cursive.

**Damon and Jennifer Crawford**

# LOT A-2R AND LOT G-R, BLK 35 PARKHILL ADDITION



**LEGEND**

- EXISTING MONUMENT AS DESCRIBED
- CALCULATED LOT CORNER
- SET 5/8" REBAR WITH CAP, 1.8x1/4" DIA.
- EXISTING POWER POLE

**GRAPHIC SCALE IN FEET**

**PROPERTY LINE**

**WATER LINE**

**BUILDING SETBACK LINE**

**BASEMENT LINE**

**ASPHALT-CONCRETE DRIVE**

**ROAD CENTERLINE**

**EXISTING LOT LINES**

**CHAIN LINK FENCE**

**OVERHEAD ELECTRIC**

**RIGHT OF WAY**

**BASES OF BEARINGS**

STATE PLANE COORDINATES, ARKANSAS NORTH ZONE, NAD83, U.S. SURVEY FEET

STATION: 0102  
 ELLIOTT BRIDGE  
 SCALE FACTOR: 1.0003198867  
 CONVERGENCE ANGLE: 4" OF 08.8730377"  
 VALUES TAKEN AT THE SDC LOT 41

**LEGAL DESCRIPTION**

LOT A-2, BLOCK 35, PARK HILL ADDITION, BEING A REPLAT OF LOT A, BLOCK 35, PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK PLAT A AT PAGE 243

LOT G, BLOCK 35, PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK PLAT A AT PAGE 243

**RESULTING TRACTS**

**LOT A-2R:**  
 PART OF LOT G, BLOCK 35 AND ALL OF LOT A-2, BLOCK 35, PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, AS RECORDED IN PULASKI COUNTY, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID LOT A-2, THENCE ALONG THE NORTHWEST CORNER OF SAID LOT A-2, THEREUPON, EAST 23°34'1" A DISTANCE OF 48.19 FEET TO A FOUND PIPE, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID LOT A-2, THEREUPON, EAST 23°34'1" A DISTANCE OF 116.88 FEET TO A FOUND PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID LOT A-2, THENCE ALONG THE NORTH LINE OF SAID LOT G, EAST 89°50'0" A DISTANCE OF 8.75 FEET TO A FOUND REBAR, SAID POINT BEING AT THE NORTH-EAST CORNER OF SAID LOT G, THEREUPON, EAST 89°50'0" A DISTANCE OF 27.05 FEET TO A FOUND REBAR, SAID POINT BEING AT THE WEST LINE OF SAID LOT G, THEREUPON, EAST 89°50'0" A DISTANCE OF 17.14 FEET TO THE POINT OF BEGINNING, THIS TRACT CONTAINS 0.22 ACRES, MORE OR LESS.

**LOT G-R:**  
 PART OF LOT G, BLOCK 35, PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, AS RECORDED IN PULASKI COUNTY, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID LOT G, THENCE ALONG THE SOUTH LINE THEREUPON, WEST 89°50'0" A DISTANCE OF 113.18 FEET TO A FOUND PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID LOT G, THENCE ALONG THE WEST LINE THEREUPON, WEST 89°50'0" A DISTANCE OF 86.80 FEET TO A FOUND REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID LOT G, THENCE ALONG THE WEST LINE THEREUPON, WEST 89°50'0" A DISTANCE OF 17.14 FEET TO THE POINT OF BEGINNING, THIS TRACT CONTAINS 0.22 ACRES, MORE OR LESS.

**GENERAL SURVEY NOTES**

1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERLYING UTILITIES.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS HELD HEREIN AS THE DOCUMENT INTENT HERETO BEING THE SURVEY, THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH MAY AFFECT THIS SURVEY.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY ABIDES BY EXISTING ARKANSAS STATE SURVEY STANDARDS FOR SURVEYS OF THIS TYPE.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE 2. ZONE 2 AREAS ARE DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOODPLAIN AS PER FEMA FIRM AND COUNTY FIRM NUMBER 01000000, DATED JULY 8, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LINES IN RELATION TO THE PROPERTY LINES.

**CERTIFICATE OF LAND SURVEYING ACCURACY**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT ALL INSTRUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

**REGISTERED SURVEYOR**

NAME OF SURVEYOR: \_\_\_\_\_ (PRINTED)  
 REGISTERED LAND SURVEYOR NO. 1755, ARKANSAS

**CERTIFICATE OF FINAL PLAT APPROVAL**

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

DATE OF EXECUTION: \_\_\_\_\_ (PRINTED)  
 NAME OF SUBDIVISION: \_\_\_\_\_ (PRINTED)  
 CHAIRMAN OR VICE-CHAIRMAN: \_\_\_\_\_ (PRINTED)  
 NORTH LITTLE ROCK PLANNING COMMISSION

**CERTIFICATE OF CORRESE**

WE, THE UNDERSIGNED, CHAIRMAN OF THE REAL ESTATE BOARD AND REGISTERED SURVEYOR, DO HEREBY CERTIFY THAT WE HAVE LAY OFF, PLATTED AND SUBSCRIBED, AND DO HEREBY LAY OFF, PLAT AND SUBSCRIBE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION: NAME, ADDRESS: \_\_\_\_\_ (PRINTED)

**CERTIFICATE OF RECORDING**

THIS DOCUMENT, NUMBER \_\_\_\_\_ FILED FOR RECORD \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AM, RECORDED \_\_\_\_\_ 30 \_\_\_\_\_ BY PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

NAME: \_\_\_\_\_ (PRINTED)  
 CLERK: \_\_\_\_\_ (PRINTED)  
 FOR BILL OF ASSURANCE SEE DEED RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEY CERTIFICATION**

FOR THE USE AND BENEFIT OF DAMON AND JENNIFER CRAWFORD  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE STATUTES AND ORDINANCES FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 04/22/2023.

DATE OF PLAT OR MAP: 04/22/2023

REGULAR TORQUE: 0.871755

**REGISTERED SURVEYOR**

NAME: \_\_\_\_\_ (PRINTED)  
 NO. \_\_\_\_\_ (PRINTED)  
 STATE OF ARKANSAS

1. OLD PLATS OF RECORD  
 2. OLD NOTES OF RECORD  
 3. WARRANTY DEED AS PROVIDED BY CLIENT  
 4. SUBDIVISION PLAT FOR LOTS A-1 AND A-2, BLK 35, PARKHILL ADDITION  
 5. SUBDIVISION PLAT FOR LOTS F AND G, BLK 35, PARKHILL ADDITION

**OWNER**  
 LOT P-2  
 DAMON & JENNIFER CRAWFORD  
 410 A AVENUE  
 NORTH LITTLE ROCK, AR 72116

**LOT G**  
 MARIE MAUPY & JESSICA SHAR  
 3100 POPLAR STREET  
 NORTH LITTLE ROCK, AR 72116

STATE PLAT CODE: PLATTED SUBDIVISION

PROPOSED REPLAT  
 LOTS A-2 & G, BLK 35 OF PARK HILL ADDITION  
 LOTS A-2R & G-R, BLOCK 35, PARK HILL ADDITION  
 410 A AVE & 3100 POPLAR ST

PREPARED FOR:  
 DAMON AND JENNIFER CRAWFORD

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

**TUCKER**

REGISTERED SURVEYOR

NO. 1755

STATE OF ARKANSAS

1 OF 1

# Public Hearing Case # 2023-08



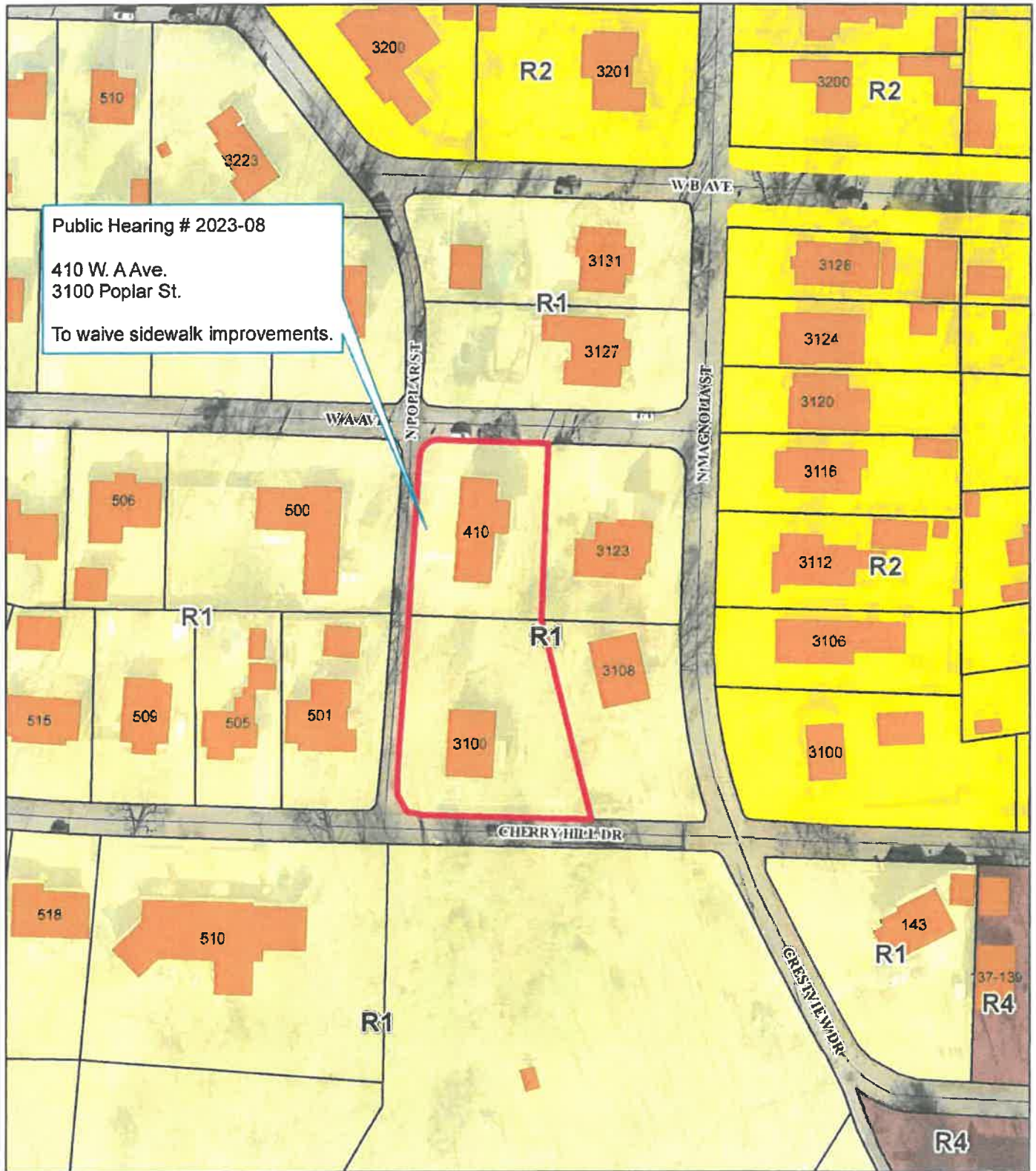
Ortho Map

1 inch = 40 feet



Date: 5/10/2023

# Public Hearing Case # 2023-08



**Zoning Map**

1 inch = 100 feet



Date: 5/10/2023