ORDINANCE NO.

AN ORDINANCE WAIVING SECTION 4.5.5 OF THE MASTER STREET PLAN (ORDINANCE NO. 8601) FOR CERTAIN REAL PROPERTY LOCATED ON LEYLAND ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE LOCAL STREET REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by Dustin Welch of Holloway Engineering, 200 Casey Drive, Maumelle, Arkansas 72113, seeking a waiver of local street requirements for certain real property located on Leyland Road (see letter and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the North Little Rock Planning Commission duly considered and approved the preliminary plat request with the items requested to be waived (9 affirmative votes) at a regular meeting thereof held February 13, 2024 (see preliminary plat 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 following Section 4.5.5 of the Master Street Plan (Ordinance No. 8601) is hereby waived to reduce the minimum right-of-way width from 50 feet to 40 feet for real property located on Leyland Road, more particularly described as follows:

LOTS 1 - 25 - LANDS LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 02 NORTH, RANGE 13 WEST OF THE 5TH PRINCIPAL MERIDIAN, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" REBAR FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER S88°15'02"E 295.24 FEET TO A FOUND 1/2" REBAR; THENCE ALONG THE WEST LINE OF RIVERVIEW BUSINESS PARK ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS S01°30'50"W 806.34 FEET TO A POINT IN CRYSTAL HILL ROAD; THENCE N78°31'51"W 98.36 FEET TO A POINT; THENCE N74°13'50"W 145.10 FEET TO A POINT; THENCE N70°05'01"W 59.55 FEET TO A RAILROAD SPIKE FOUND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°25'08"E 43.76 FEET TO A 1/2" REBAR WITH CAP 1803 SET ON THE NORTH RIGHT-OF-WAY OF CRYSTAL HILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2250.70 FEET AN ARC DISTANCE OF 3.67

FEET AND A CHORD BEARING AND DISTANCE OF N68°19'43"W 3.67 FEET TO A SET 1/2" REBAR WITH CAP 1803; THENCE LEAVING SAID NORTH RIGHT-OF-WAY N05°18'04"E 127.28 FEET TO A SET 1/2" REBAR WITH CAP 1803; THENCE N02°28'46"W 144.39 FEET TO A 5/8" IRON ROD; THENCE S88°39'50" E 4.64 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING N88°39'50"W 0.40 FEET FROM A 1/2" REBAR WITH CAP 284; THENCE ALONG SAID WEST LINE N01°25'08"E 419.93 FEET, RETURNING TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 5 FEET THEREOF, CONTAINING 5.242 ACRES, MORE OR LESS.

LESS AND EXCEPT (RIGHT OF WAY DEDICATION):

LANDS LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 02 NORTH, RANGE 13 WEST OF THE 5TH PRINCIPAL MERIDIAN, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" REBAR FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER S01°25'08"W 692.26 FEET TO A SET 1/2" REBAR WITH CAP 1803 FOR THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2250.70 FEET AN ARC DISTANCE OF 302.64 FEET AND A CHORD BEARING AND DISTANCE OF S74°49'50"E 302.64 FEET TO A SET 1/2" REBAR WITH CAP 1803; THENCE S01°30'50"W 38.77 FEET TO A POINT IN CRYSTAL HILL ROAD; THENCE N78°31'51"W 97.29 FEET TO A POINT; THENCE N74°13'50"W 144.73 FEET TO A POINT; THENCE N70°05'02"W 61.05 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°25'08"E 38.49 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.267 ACRES, MORE OR LESS.

LEAVING 4.975 ACRES IN ALL, MORE OR LESS.

Section 4.5.5 - Local streets serve to provide access to property and all lots must have access to a public or private street. These roadways provide the shortest routes with the lowest traffic volumes. Low traffic volumes and slow travel speeds help create a good residential setting. The Planning Commission reviews new development in part to avoid creating "cut-through" streets that become commuter routes and generally lower quality of life for residents. Local streets need not be wide as commuter routes. Some measures to slow traffic in neighborhoods, other than the lay-out of streets, include allowing on-street parking, and adding traffic calming devices such as speed humps or landscaped islands centered in street intersections. The minimum right-of-way width is 50 ft.

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 sections 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 Ron Harris &	Diane Whitbe	ey, City Clerk
APPROVED AS TO FORM: Amy Beckman Fields, City Attorney		FILED 10:50 A.MP.M. By
PREPARED BY THE OFFICE OF THE CITY ATTORN	EY/kt	Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas RECEIVED BY





200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

May 14, 2024

Mayor of North Little Rock and City Council Members 300 Main Street NLR, AR 72114

RE: Cypress Trail Subdivision

Waiver Request

North Little Rock, Arkansas

Honorable Mayor Hartwick and City Council Members,

Please accept this letter to serve as my formal request of a waiver to section 4.5.5 of the Master Street plan. v4.5.5 Local streets serve to provide access to property and all lots must have access to a public or private street. These roadways provide the shortest routes with the lowest traffic volumes. Low traffic volumes and slow travel speeds help create a good residential setting. The Planning Commission reviews new development in part to avoid creating "cut-through" streets that become commuter routes and generally lower quality of life for residents. Local streets need not be wide as commuter routes. Some measures to slow traffic in neighborhoods, other than the lay-out of streets, include allowing on-street parking, and adding traffic calming devices such as speed humps or landscaped islands centered in street intersections. The minimum right-of-way width is 50 ft.

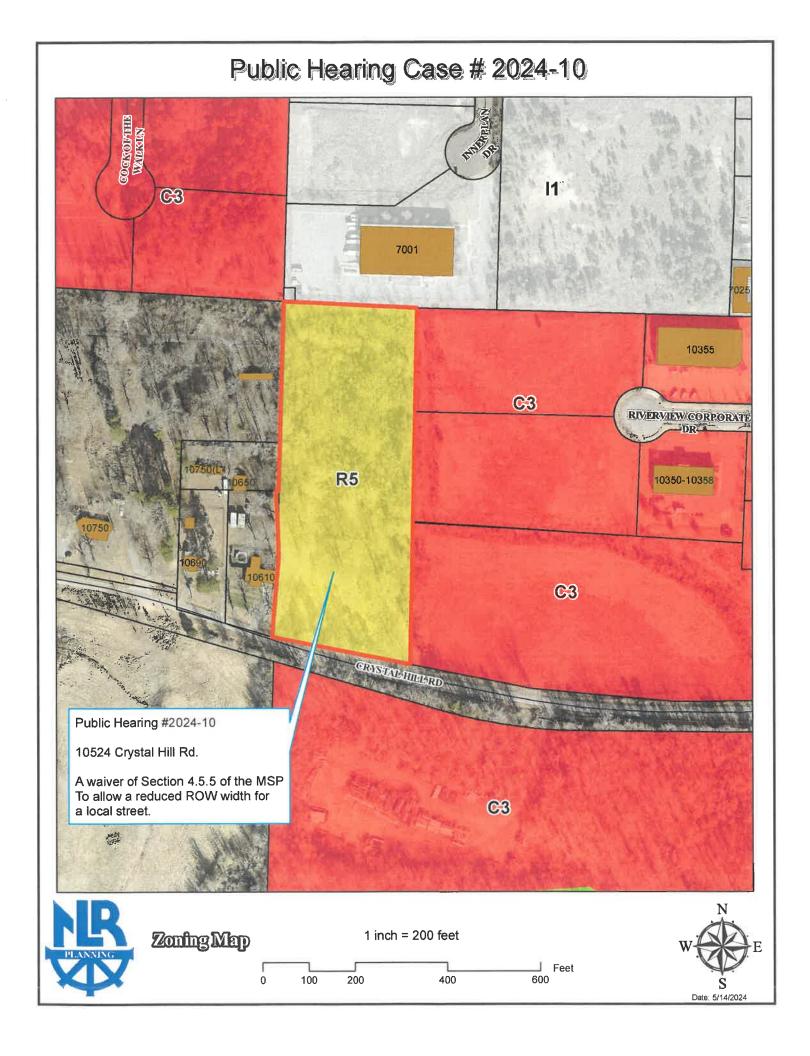
Reducing the width to 40' along this section of road will allow our design to accommodate the ditch to the north and maintain the required lot depth. Leyland Road is a short street which will not access anything in the future except the northern lots. If there are any questions or concerns regarding this project, please do not hesitate to contact me at 501-851-3366 or Dustin@Holloway-eng.com.

Thank you for your time and consideration.

Sincerely,

Dustin Welch, EI, AC





tabbies' EXHIBIT

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J. FIC HOLLOWAY PR. FESSIONAL SURVEYOR NO. 1803, AR

MARY EMPINEERING ACCURACY
REBY CERTIFY THAT THIS PLAT CORRECTLY
REBY ALE AND THAT EMPIONEERING
FOR ME. AND THAT EMPIONEERING
LULKSKI COUNTY SUBDIVISION RULES AND
NI CONPLED WITH.

NB

CERRIFICATE CH'OMMERS

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AND DISCASSED HERRIN, DO HERRENY CERTEYTHAT WE HAVE
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ACCORDANCE WITH THE FLAT.

CYPRESS IRAIL, LLC 200 CASEY DRIVE MAUNELLE, AR., 72113

EXEMPLATE OF PREMINARY FLAT APPROVAL

USEGLATION THE PLACES COUNTY SUBDIVISION BULES AND

SCHLAIDNS, AND ALL OF THE CONDITIONS OF APPROVAL

ANANG EXEN CONFELTED. THE DOCUMENT IS HERREY

CCEPTED. THE CONFILETE NEEREY SCHLETE

NOTER THE AUTHORITY OF SAID RULES AND REGULATIONS.

1/Z REBAR 3.86' WEST OF UNE

\$*3201 E 122.36

0.140 AC



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ADJORNING OWNER

SS TRI STAR CORPORATION
PARCEL D 45M044201100

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Holloway Eugeneenag, herering & Tivil Desig



BASE OF BEARING STATE PLANE COORDINATES RKANSAS NORTH ZONE NAD-63

ACREAGE FER 40

NE 1/4, SE 1/4, SECTION 10 4.65

NW 1/4, SE 1/4, SECTION 10 0.00 AT 128

TOTAL 4.97 4.97

PROJECT LOCATION

VICINITY MAP

CYPRESS TRAIL
SUBDIVISION
PULASKI COUNTY, ARKANSAS
ZONED 'R-5

PRELIMINARY PLAT

DATE

YAN MECLENDON DIRECTOR PULASKI COUNTY PLANNING BOARD

588°39'50"E 4.44"

-15' SETBACK

1015 0.142 AC

S88'32'01'E 122.24'

0.35' EAST OF LINE

88*32'01'E 122,30

1014 0.138 AC

\$88°32'01'E 122.11

98"3201'E 125.75"

POST LOT 20 DOTRCE 0.146 AC BOXES

588°3201°E 122.29°

10T 19

\$88°32'01'E 122.25'

OPEN SPACE LOT 20-A 0,942 AC

0.1 42 AC

88'32'01'E 122.30

#5.3201.€ 122.34

LOI 8

15 SETBACK (OT 18 0144 AC

188'3701'E 122.34

ADJONANG OWNER: BURKHALTER HAAS PROPERTES LLC PARCEL D. 43NOT002004 ZONED "C-3"

LEGAL DESCRIPTION:

ÓR, LYNCA IN PAPT OF HE NORTIEGAT GUARTER OF THE SOUTIEBAT GUARTER AND IN PART OF THE NORTHWEST GUARTER OF THE SOUTHEAST AGIER OF SECTION 10, TOWNSHIP 02 NORTH, BANGE 13 MEST OF THE STH PRINCIPAL MERICIAN, PULASIS COUNTY, ARCANSAS MORE PARTICLI CIREGO AS FOLLOWS

\$88°3Z01°E 122.38°

LOT 17 0.144 AC

IS SETRACK-LOT 7 0.140 AC

ONT # DESCRIPTION

IEGEND
IDIROAFTBUL

CORNERS

5/8" REBAR

1/2"REBAR (PS 1803) 177153.84 1/2" REBAR (PS 1803) 177074.64

0

1/2 REBAR (PS 284) 177426.08 5/8" IRON ROD 1/2" REBAR (PS 1803) 177155.19

QUANTITATIVE DATA

A=3.57 H6B-17487W Le=3.67 N=2250.70

LANDS LYING IN PART OF THE MORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 02 NORTH, RANCE 13 WEST OF THE STH PRINCIPAL MERIDIAN, PULASIS COUNTY, ARKANSAS MORE PARTICULARLY DESCRIEDS AS FOLLOWS:

ING 4,975 ACRES IN ALL, MORE OR LESS

GENERAL NOTES:

"Audit County, Advanos.

"Audit County, Assessor and County County and reflects to be 15.0 unders otherwise noted to the South and County C

88"3201"E 121.85"

4.19

S68°32'01'E 120,18

LOT 24 -A=14.62 0.140 AC

\$88"3Z01"E 122,11

0140 AC

1012 0.138 AC

LOT 3 D.135 AC 8*32'01'E 118.85

588-3201 E 12215

ADJORING OWNER: BURKHALTER HAAS PROPERTES LLC PARCEL D 43/91/0000460 ZONED "C-3"

- and signage per North Uttle Rock Standards off be paved concrete all drain pipe in the right of

way to be at least 24"RCP

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FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05] 19C0309: DATED JULY 6, 2015, INDICATES THAT THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN.

##302.8F \$74.4750F 1c=302.4F ##2250.7F LESS & EXCEPT 5 FEET PER WARRANTY DEED 84-68974

R/W \$0.267 ACRES -R/W RIGHT-OF-WAY

DEVELOPMENT SCHEDULE

ESIDENTIAL DEVELOPMENT TO BEGIN INMAEDIATELY AFTER ALL REGULATORY APPROVAL. CONSTRUCTION OF ALL PUBLIC IMPROVENENTS ESTIMATED TO BE COMPLETE WITHIN 12 MONTHS

- with platine cope plan will be set in occordance with city orderings of fine of find plating and plan may plan will be set in occordance. The platine is one of Chapital Biologico-cope properties are given or war of Chapital Biologico-cope and platine is one of Chapital Biologico-cope and platine is of Chapital Biologico-cope and platine is of Chapital Biologico-cope and platine is of the platine in the Rock to occasion of platine in the Rock to occasion or operation.

JOB NO.: 2022-152 DATE: 5/14/24 SHEET NUMBER:

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CYPRESS TRAIL SUBDIVISION PULASKI COUNTY, ARKANSAS

PRELIMINARY PLAT