

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:

Ron Harris  
Council Member Ron Harris *by AT*

\_\_\_\_\_  
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 10:50 A.M. \_\_\_\_\_ P.M.

By A. Fields

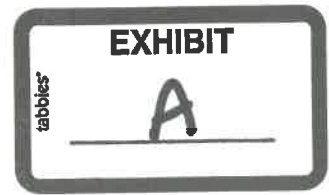
DATE 5-21-24

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

RECEIVED BY S. Lossery



**HOLLOWAY ENGINEERING**  
**SURVEYING & CIVIL DESIGN**



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](mailto:Dustin@Holloway-eng.com).

Thank you for your time and consideration.

Sincerely,

Dustin Welch, EI, AC

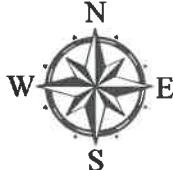
Public Hearing Case # 2024-10

EXHIBIT  
tabbles  
B



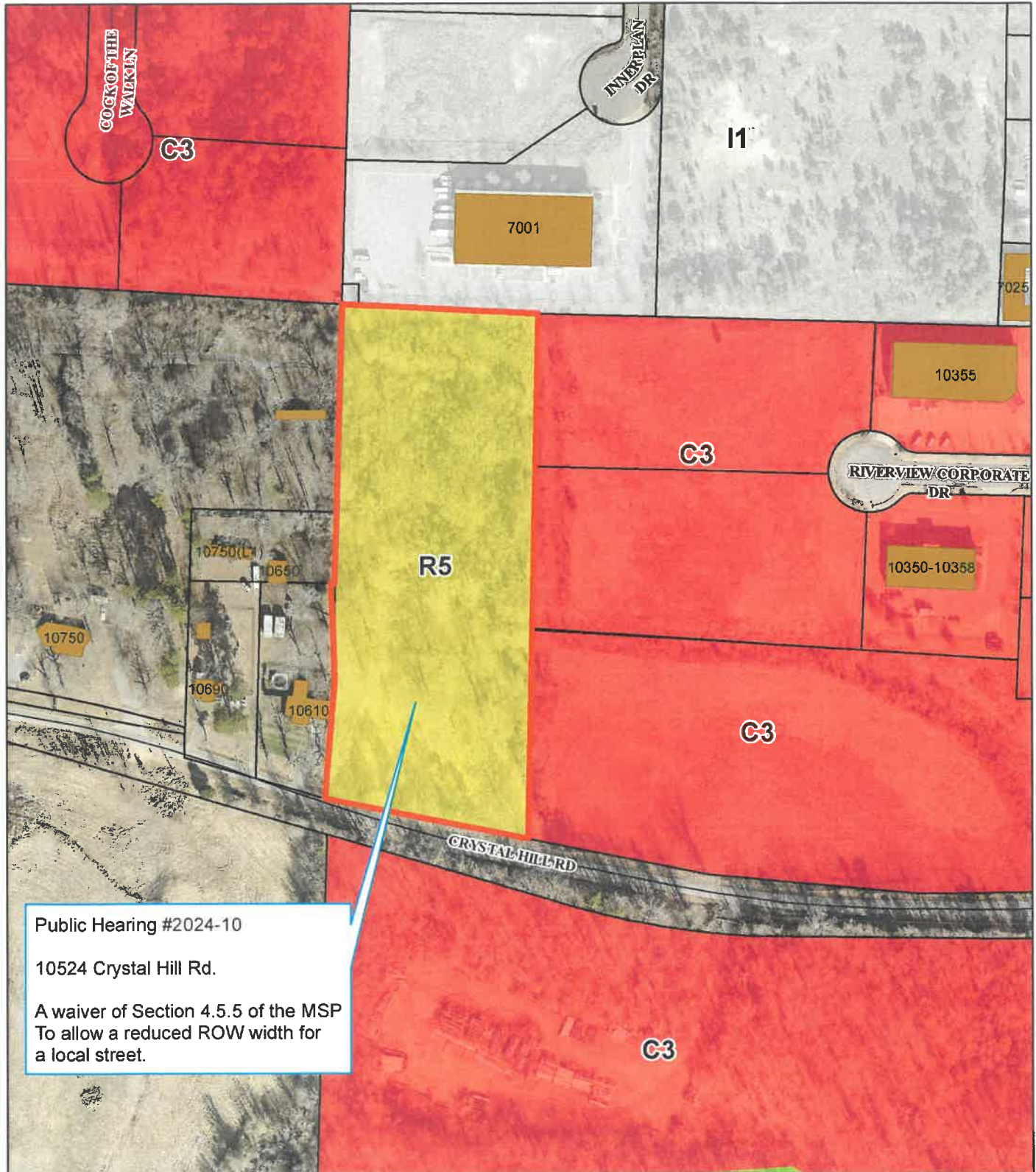
Ortho Map

1 inch = 100 feet



Date: 5/14/2024

# Public Hearing Case # 2024-10



Public Hearing #2024-10  
10524 Crystal Hill Rd.  
A waiver of Section 4.5.5 of the MSP  
To allow a reduced ROW width for  
a local street.



Zoning Map

1 inch = 200 feet



Date: 5/14/2024

