

ORDINANCE NO. ____

AN ORDINANCE WAIVING SECTION 6.2.3 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 2922 EAST 2ND STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE ON-SITE PARKING REQUIREMENTS; WAIVING CERTAIN SECTIONS OF ARTICLE 15 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR THE SUBJECT PROPERTY TO WAIVE HALF-STREET IMPROVEMENT REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by Steven Brooks on behalf of United Missionary Baptist Church, 2922 East 2nd Street, North Little Rock, Arkansas 72114, seeking a waiver of on-site and half-street requirements for certain real property located on 2922 East 2nd Street (see letter and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the North Little Rock Planning Commission duly considered and required the items as part of the Site Plan Review to allow construction of a new church (9 affirmative votes) at a regular meeting thereof held February 13, 2024.

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

SECTION 1: That Section 6.2.3 of the Ordinance No. 9263 (“Zoning Ordinance”) is hereby waived to reduce the amount of required on-site parking for certain real property located at 2922 East 2nd Street, more particularly described as follows:

LOT 3, BLOCK 4 OF THE JOHN L. BALDWIN ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

SECTION 2: That Section 15.3 of the Ordinance No. 7946 (“Subdivision Ordinance”) is hereby waived for the subject property:

Section 15.3 - Street Paving

Street paving widths shall conform to the following:

- A. Street paving widths shall be in conformance with the requirements set forth in this regulation, however, no developer shall be required to install a street width of more than 48 feet.
- B. Street pavement shall be install according to standards adopted by this regulation and by the City Engineer.

SECTION 3: That Section 15.4 of the Subdivision Ordinance is hereby waived for the subject property:

Section 15.4 - Curbs and Gutters

Curbs and gutters shall conform to the following:

- A. Curbs and gutters shall be installed on all streets except as this regulation may direct.
- B. Installations shall be in accordance with standards adopted by the City Council.

SECTION 4: That Section 15.8 of the Subdivision Ordinance is hereby waived for the subject property:

Section 15.8 – Storm Drainage

Storm drainage shall conform to the following:

- A. Every subdivision shall be served by storm drainage facilities including drains, sewers, catch basins, culverts, and other facilities.
- B. All drainage facilities shall be so designed to serve the entire drainage area.
- C. All surface water drainage shall be transported to existing storm sewers or to drainage facilities approved by the City Engineer.
- D. Inlet spacing shall be at a maximum spacing of 500 feet.

SECTION 5: That the following provision of Section 15.11 of the Subdivision Ordinance is hereby waived for the subject property:

Section 15.11 - Street Lights

- A. Residential Streets and Subdivisions - Street lights shall be installed at every intersection and spaced approximately at 200 foot intervals within the block. Street lights shall be installed within the street right of ways. Street lights within the block should be near the common, side yard lot lines.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 7: 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 8: 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 Linda Robinson

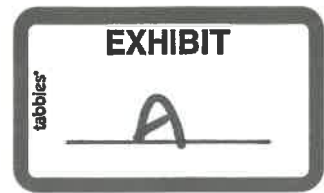
Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED <u>10:45</u> A.M. _____ P.M.
By <u>City Atty Amy Fields</u>
DATE <u>7-2-24</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>K. Thomas</u>



UNITY MISSIONARY BAPTIST CHURCH

2922 East Second Street
North Little Rock, Arkansas 72114
Phone: 501-590-0689

REQUEST FOR WAIVER

Date: June 13, 2024

NLR City Council

Please accept this letter requesting the following waivers for the NLR City's requirement:

- **On-site parking:** We are preparing to rebuild our building that was totally damaged from a recent fire. During our time at this location, the adjacent property owner, AP&L (Entergy), has in the past and will continue in the future allow us to use their property for parking. Our existing property is unfortunately not large enough in size to accommodate the require on-site parking.
- **½ Street Improvements:** The local conditions in this area does not have any curb and gutter, sidewalk, street lights, etc...additionally, there's no current and doesn't appear in the near future any roadway improvements along this local minor collector street.

We are hereby requesting your approval for these above noted waivers accordingly. If there are any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Steven Brooks".

Steven Brooks, Pastor

Public Hearing Case # 2024-13

tabbles
EXHIBIT
B



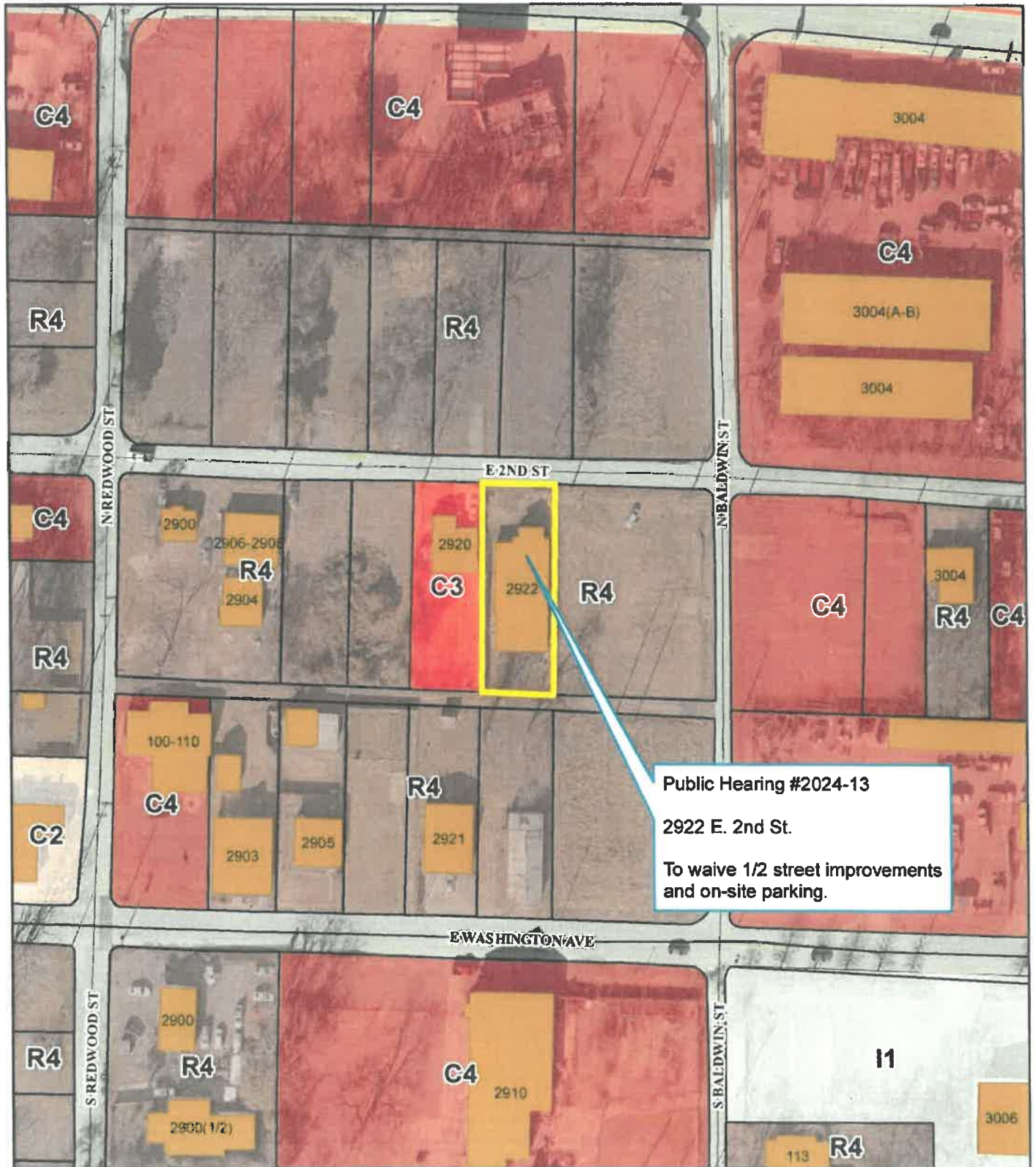
Ortho Map

1 inch = 40 feet



Date: 6/25/2024

Public Hearing Case # 2024-13



Public Hearing #2024-13
2922 E. 2nd St.
To waive 1/2 street improvements
and on-site parking.

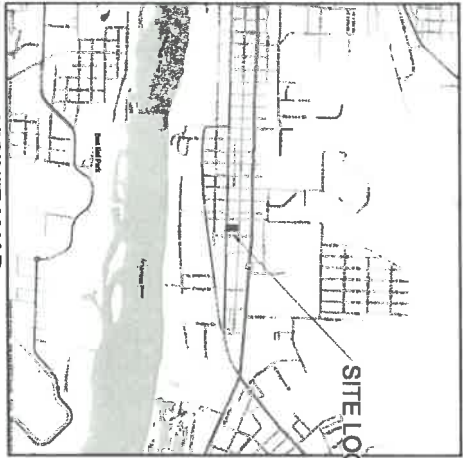


Zoning Map

1 inch = 100 feet



Date: 6/25/2024



SITE LOCATION

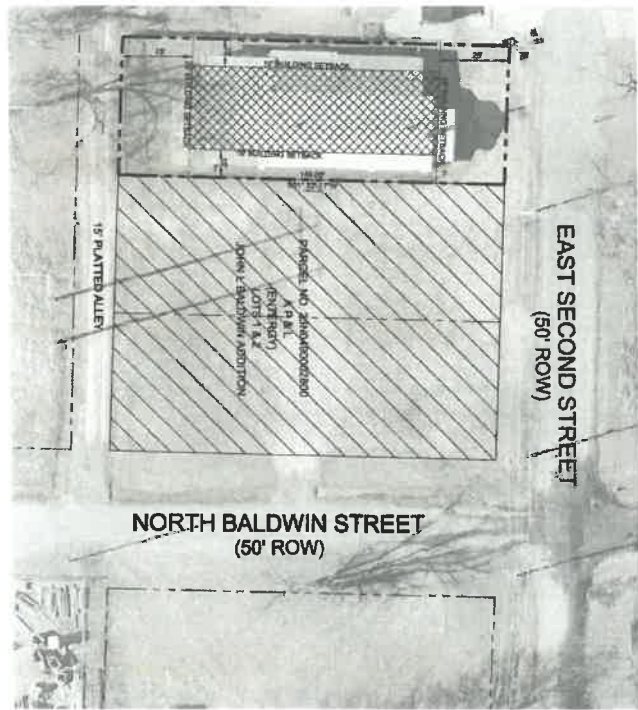
VICINITY MAP

LEGAL DESCRIPTION
 LOT 3 OF BLOCK 4 OF JOHN L BALDWIN ADDITION TO ARGENTA, AS RECORDED IN PULASKI COUNTY, ARKANSAS AS SHOWN ON A PLAT OF RECORD. PLAT BOOK 1 AT PAGE 94, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

OWNER
 UNITY MISSIONARY BAPTIST CHURCH

ADDRESS
 2922 EAST SECOND STREET
 NORTH LITTLE ROCK, AR. 72114

	PROPOSED ADDITION		ZONING R-4
	CURRENT PARKING AREA		PARCEL ID 23ND490002900



SCALE = 1"=20'



UNITY MISSIONARY BAPTIST CHURCH
 2922 EAST SECOND STREET
 NORTH LITTLE ROCK, AR 72114
 PARKING LAYOUT PLAN

Project	AS SHOWN	Sheet	C1
Date	5/30/2024		

DOUBLE
 REGISTERED ARCHITECTS, LLC
 P.O. BOX 10896
 LITTLE ROCK, AR 72231
 501.541.9182

No.	Revised/Issue	Date

General Notes



VICINITY MAP

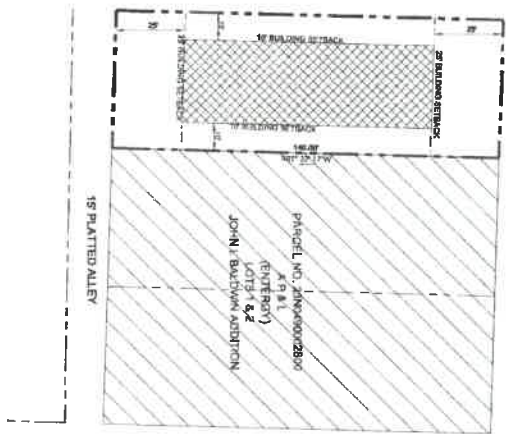
SITE LOCATION

LEGAL DESCRIPTION
 LOT 3 OF BLOCK 4 OF JOHN L BALDWIN ADDITION TO ARGENTA, AS RECORDED IN PULASKI COUNTY, ARKANSAS AS SHOWN ON A PLAT OF RECORD. PLAT BOOK 1 AT PAGE 94, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

OWNER
 UNITY MISSIONARY BAPTIST CHURCH

ADDRESS
 2922 EAST SECOND STREET
 NORTH LITTLE ROCK, AR. 72114

	PROPOSED ADDITION	ZONING	R-4
	CURRENT PARKING AREA	PARCEL ID	23ND490002900



SCALE = 1"=20'



No.	Revision/Issue	Date

UNITY MISSIONARY BAPTIST CHURCH
2922 EAST SECOND STREET
NORTH LITTLE ROCK, AR 72114

PARKING LAYOUT PLAN

General Notes

DATE: 5/30/2024
 AS SHOWN
C1