O-24- 88

ORDINANCE NO. ____

AN ORDINANCE WAIVING SECTION 9.11 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR CERTAIN REAL PROPERTY LOCATED AT 307 WEST 20TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE SIDEWALK REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by Derrick and Leah Holloway, 809 Valerie Drive, North Little Rock, Arkansas 72118, seeking a waiver of sidewalk requirements for certain real property located at 307 West 20th Street (see letter and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the request has not been reviewed by the Planning Commission, and 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 November 25, 2024 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 provisions of Section 9.11 of the Ordinance No. 7946 ("Subdivision Ordinance") is hereby waived for certain real property located at 307 West 20th Street, more particularly described as Lots 30 and 31, Block 6 of the Rose 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 side 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SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 section 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:

Debi Ross

Council Member Debi Ross by AF

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:30 **A.M.** _____ **P.M.**
By A. Fields
DATE 11-19-24

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Lissery

DERRICK AND LEAH HOLLOWAY | 809 Valerie Drive, North Little Rock, AR 72118 | leah.Holloway@va.gov

November 14, 2024

Dear Mayor Terry Hartwick and City Council Members:

Please accept this letter to serve as our application request to be placed on the Council Agenda regarding a waiver of sidewalk construction associated with a proposed replat of our lots (Lots 31 & 32 Block 6 of the Rosehills Subdivision) located at 307 W 20th Street, NLR, AR 72114. We are proposing to replat these two existing 25-foot wide lots into a single 50-foot wide lot to allow future construction of a single family home. The basis of our request for the waiver of the sidewalk placement is there currently are not sidewalks located in the surrounding area. Please place our request on the docket for City Council consideration. Thank you in advance for your consideration of our request. If you require any additional information or if there are any questions please do not hesitate to reach out to us.

Respectfully,

Derrick Holloway

Leah Holloway

Derrick and Leah Holloway



EXHIBIT

tabbies

B

Public Hearing Case # 2024-21



NLR PLANNING

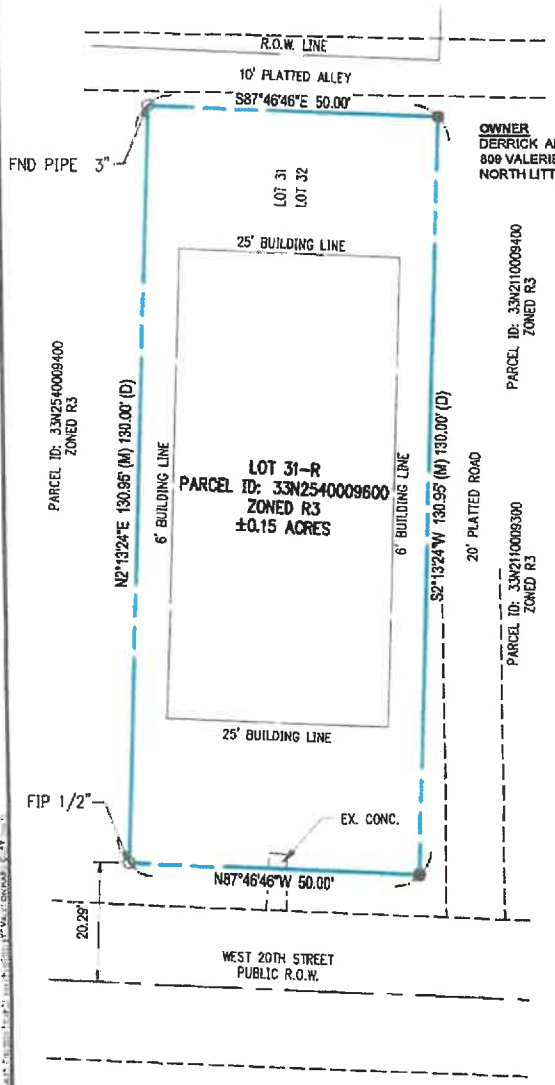
Ortho Map

1 inch = 30 feet

0 15 30 60 90 Feet

N
W E
S

Date: 11/14/2024



OWNER
DERRICK AND LEAH HOLLOWAY
809 VALERIE DRIVE
NORTH LITTLE ROCK, AR 72118-3158

GENERAL SURVEY NOTES

1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE COORDINATES, U.S. SURVEY FEET, NAD83, NORTH ZONE.
7. EACH LOT TO BE SERVICED, OR IS ALREADY SERVICED, BY CITY OF NORTH LITTLE ROCK WASTEWATER.
8. WATER SERVICES TO BE PROVIDED BY CITY OF CENTRAL ARKANSAS WATER, OR IS ALREADY SERVICED.

GRAPHIC SCALE IN FEET
20' 0 20'

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000202876883
CONVERGENCE ANGLE: -2° 31' 38.30170037"
VALUES TAKEN AT NWC

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0344G, DATED JULY 06, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

LEGAL DESCRIPTION

LOT 31-R, BEING A REPLAT OF LOTS 31 AND 32, BLOCK 6 OF ROSEHILL SUBDIVISION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, PLAT BOOK 20, AT PAGE 79, RECORD'S OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

DRAWING LEGEND

PROPERTY LINE
CENTERLINE ROAD
BUILDING SETBACKS
EXISTING LOTS
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING RIGHT-OF-WAY
SET 1/2" REBAR WITH CAP, LS #1755
FOUND IRON PIN (AS NOTED)
CALCULATED POINT

CERTIFICATE OF FINAL PLAT APPROVAL

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

_____ _____(SIGNED)_____
DATE OF EXECUTION NAME
CHAIRMAN OR VICE-CHAIRMAN
NORTH LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAYOFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

_____(SIGNED)_____
DATE OF EXECUTION NAME, ADDRESS
SOURCE OF TITLE: 2024-020859

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER ____ FILED FOR RECORD ___, 20__
AT ____ O'CLOCK __M.
RECORDED _____20__ IN PLAT BOOK _____ PAGE_____

_____(SIGNED)_____
NAME_____CLERK
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____,
PAGE_____

CERTIFICATE OF LAND SURVEYING ACCURACY

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

NICHOLAS B. TUCKER _____(SIGNED)_____
DATE OF EXECUTION NAME
REGISTERED LAND SURVEYOR NO. 1755, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
NICHOLAS B. TUCKER
STATE OF ARKANSAS
NO. 1755
SIGNATURE

STATE PLAT CODE: PLATTED SUBDIVISION



SUBDIVISION REPLAT
LOT 31-R, REPLAT OF LOTS 31 AND 32, BLOCK 6
ROSEHILL SUBDIVISION
307 WEST 20TH STREET
NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS

PREPARED FOR:
DERRICK AND LEAH HOLLOWAY

TUCKER
LAND SURVEYING

P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.259.7138
www.tuckersurveying.com

DELTA	DESCRIPTION	DATE

© 2022
TUCKER LAND SURVEYING, INC.

PROJECT NO.	24-0359
ISSUE DATE:	07/05/2024
DRAWN BY:	JM
APPROVE BY.	N.TUCKER
SHEET NO:	1 OF 1

DRAWING: C:\USERS\JACOB\DELTA ONE 2018 - TUCKER LAND SURVEYING\CUSTOMER LAND SURVEYING\2024 JOBS\24-0359 LOT 31 31 ROSEHILL BLK 6 DWG\LOT 31 31 ROSEHILL BLK 6 DWG\LOT 31 31 ROSEHILL BLK 6 DWG
LAYOUT: LOT 31-R LANDSCAPE | LAST SAVED: JACOB.MILEY | 7/5/2024 4:29:31 PM
LOT 31-R - 307 WEST 20TH STREET - NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS