O-24-96

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTIONS 7.2.2 AND 7.2.3 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 118 EAST WASHINGTON AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE TREE AND LANDSCAPING REQUIREMENTS; WAIVING SECTION 9.11 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR THE SUBJECT PROPERY TO WAIVE SIDEWALK REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a waiver of street tree, landscaping and sidewalk requirements for certain real property located at 118 East Washington Avenue (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 during the Site Plan Review (8 affirmative votes; 1 absent) at a regular meeting thereof held November 12, 2024.

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 7.2 of the Ordinance No. 9263 ("Zoning Ordinance") are hereby waived for certain real property located at 118 East Washington Avenue, more particularly described as Lot C, Block 10 of the Original City of Argenta, now the City of North Little Rock, Pulaski County, Arkansas:

7.2.2 Landscaping Strips

B. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart and shall be irrigated by an automatic underground irrigation system.

7.2.3 Street Trees

A. Trees from Table B shall be every (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.

SECTION 2: That the following provisions of Section 9.11 of the Ordinance No. 7946 ("Subdivision Ordinance") is hereby waived for the subject property:

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 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: 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 5: 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:

Maurice Taylor

Council Member Maurice Taylor 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 10:43 A.M. _____ P.M.
By City Atty Amy Fields
DATE 12-3-24

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

RECEIVED BY K. Thomas

EXHIBIT
tabbies
A

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

November 20, 2024

Mayor and City Council Members
City of North Little Rock

RE: Waiver Request
Lot C, Block 10, Original City of Argenta

Dear Mayor and City Council Members:

On November 12, 2024, the Planning Commission approved the site plan for a proposed Hotel at 118 E Washinton Ave, Case No. SD 2024-73.

The owner is requesting the following wavers:

1. Waive three (3) street trees on Washington Ave where the proposed street widening (drop off area) is located. (5 required, 2 proposed)
2. Waive five (5) street trees on S. Poplar where the proposed street widening (drop off area) is located. (8 required, 3 proposed)
3. Waive sidewalk in right-of-way on E Washington Street adjacent to proposed street widening. The sidewalk in this area will be on the owner's property and be approximately 8' wide at the narrowest point.
4. Waive one new street tree on Riverfront Drive and allow the 4 existing trees to remain. (5 required, 4 existing to remain)
5. Waive bushes on west property line between the existing building and new parking lot. (approximately 50 feet)

The developer of this project is:

Makan Hospitality Management
15315 Kanis Road
Little Rock, AR 72223

If you have any questions, please give me a call.

Sincerely,

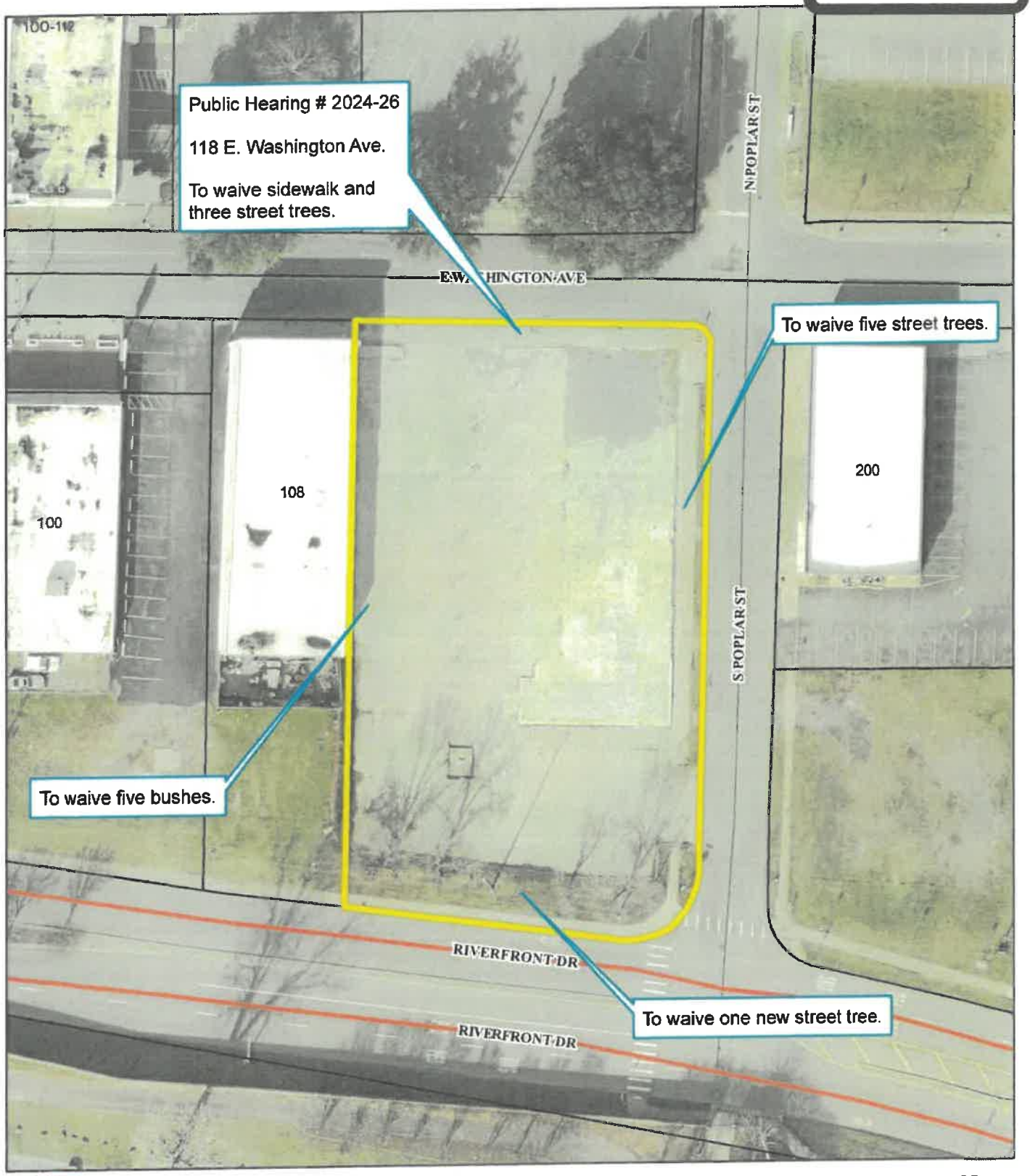
John R. Pownall, P.E.
President

EXHIBIT

tabbies

B

Public Hearing Case # 2024-26



NLR PLANNING

Ortho Map

1 inch = 60 feet

0 30 60 120 180 Feet

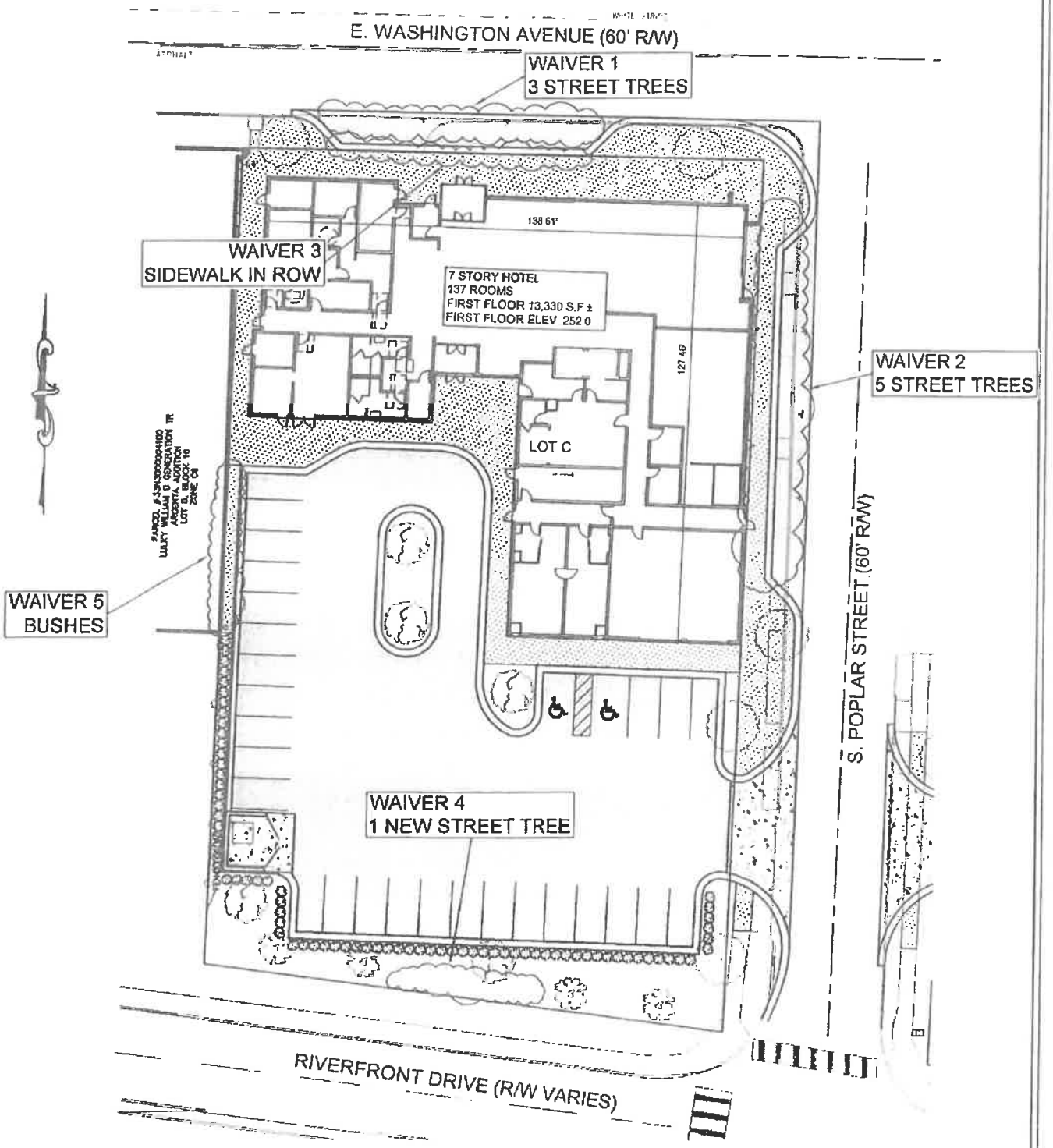
N W E S

Date: 11/25/2024

MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4463

CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL-COMMERCIAL-INDUSTRIAL



LOT C, BLOCK 10, ORIGINAL CITY OF ARGENTA

WAIVER REQUEST
DATE: 11/21/24
SCALE: 1" = 40'

WAIVERS:
1. 3 STREET TREES ON WASHINGTON AVE
2. 5 STREET TREES ON S. POPLAR.
3. SIDEWALK ON WASHINGTON AVE
4 1 STREET TREE ON RIVERFRONT DR
5. 50 LF OF BUSHES ON WEST PROPERTY LINE.