

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTION 7.2.1 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 110 NORTH POPLAR STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE TREE REQUIREMENTS; WAIVING SECTION 9.11 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR THE SUBJECT PROPERTY 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 parking lot tree and sidewalk requirements for certain real property located at 110 North Poplar 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 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 provision of Section 7.2 of the Ordinance No. 9263 ("Zoning Ordinance") are hereby waived for certain real property located at 110 North Poplar Street, more particularly described as Lot A1 of the Market Plaza Addition to the City of North Little Rock, Pulaski County, Arkansas:

7.2.1 Parking Lot Shading

B. Trees shall be planted at one (1) tree per six (6) parking spaces.

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

ATTEST:

Maurice Taylor

Council Member Maurice Taylor

by AF

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

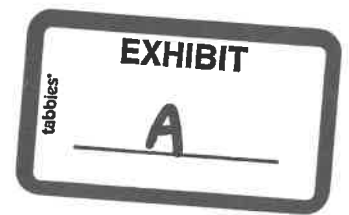
FILED 10:43 A.M. _____ P.M.

By city Atty Amy Fields

DATE 12-3-21

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

RECEIVED BY K. Thomas



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

November 21, 2024

Mayor and City Council Members
City of North Little Rock

RE: Waiver Request
Lot A1, Market Plaza Renewal Addition

Dear Mayor and City Council Members:

On November 12, 2024, the Planning Commission approved the site plan for a hotel offsite parking lot at 110 N. Poplar Street, Case No. SD 2024-74.

The owner is requesting the following waivers:

1. Waive seventeen (17) parking lot trees (29 required, 12 proposed) along with the requirement that 50% be interior to the parking lot.
2. Waive sidewalk on N. Poplar Street and allow existing parking spaces to remain within the right-of-way of N. Poplar Street.

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

Public Hearing Case # 2024-25

EXHIBIT

B

tabbles

Public Hearing # 2024-25

110 N. Poplar St.

To waive sidewalk and
parking lot trees.

N POPLAR ST

SIMMONS BANK ARENA DR

E WASHINGTON AVE

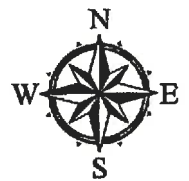
S POPLAR ST

200



Ortho Map

1 inch = 60 feet



Date: 11/25/2024

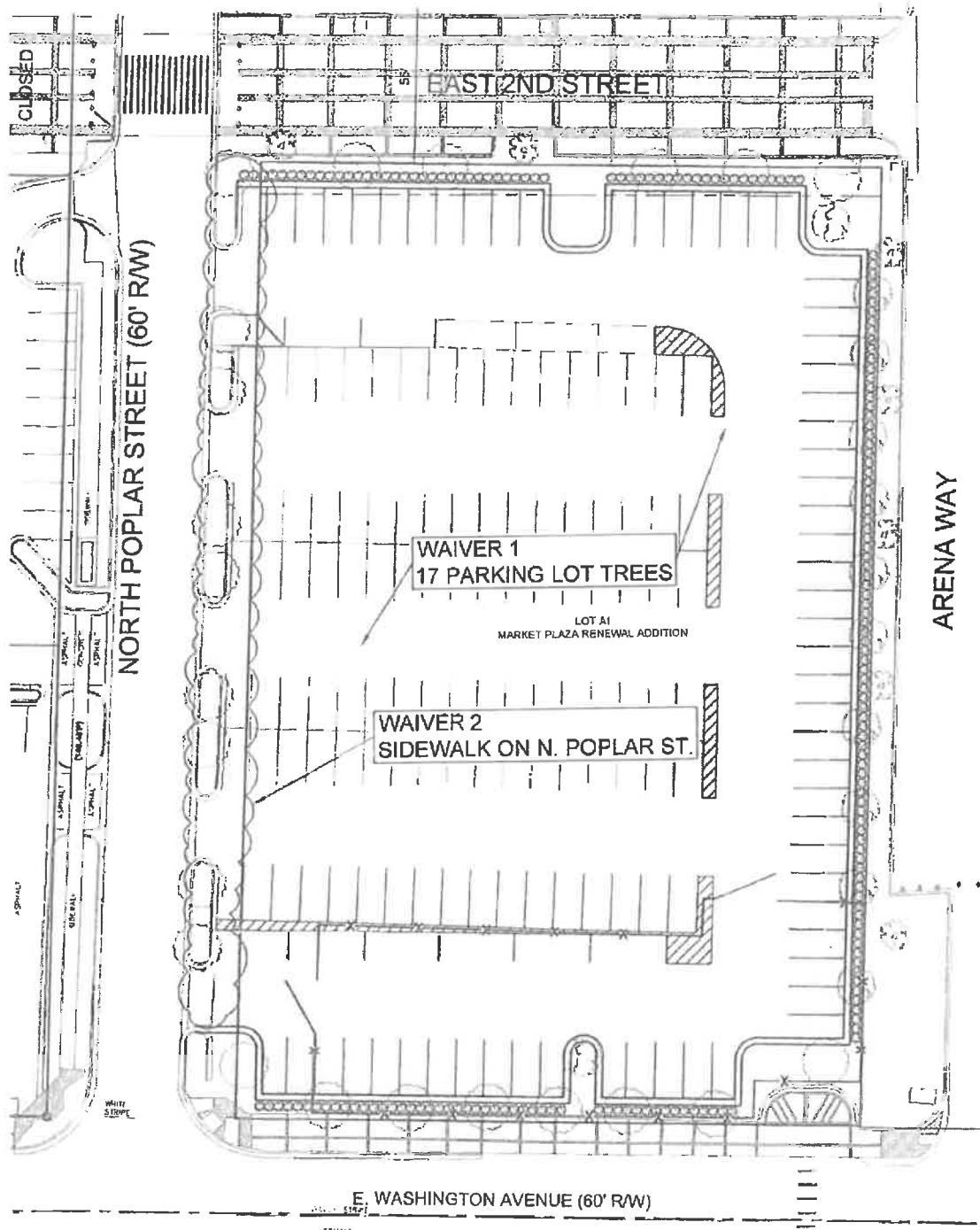


MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

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 A1 MARKET PLAZA RENEWAL ADDITION

WAIVER REQUEST

DATE: 11/21/24

SCALE: 1" = 50'

WAIVERS:

1. 17 PARKING LOT TREES.
2. SIDEWALK ON N. POPLAR ST