

ORDINANCE NO. ____

AN ORDINANCE WAIVING CERTAIN SECTIONS OF ARTICLE 15 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR CERTAIN REAL PROPERTY LOCATED ON MILITARY DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE HALF STREET REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by Jacob White of Joe White and Associates, 25 Rahling Circle, Suite A-2, Little Rock, Arkansas, seeking a waiver of half street requirements for certain real property located on Military Drive (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 in conjunction with the Site Plan Review for a building expansion on property located at 5401 MacArthur Drive (7 affirmative votes; 2 absent) at a regular meeting thereof held December 10, 2024.

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

SECTION 1: That the following Section 15.3 of the Ordinance No. 7946 ("Subdivision Ordinance") is hereby waived for certain real property located on Military Drive, more particularly described as Lot B-RR of the Lippincotts Addition to the City of North Little Rock, Pulaski County, Arkansas:

Section 15.3 – Street Paving

Street paving widths shall be in 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 installed according to standards adopted by this regulation and by the City Engineer.

SECTION 2: That the following 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 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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 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:

ATTEST:

Steve Baxter

Council Member Steve Baxter

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 10:45 A.M. _____ P.M.

By A. Fields

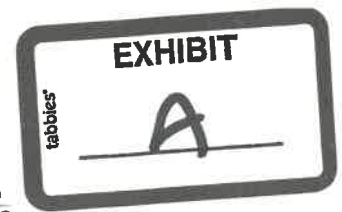
DATE 1/7/25

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

RECEIVED BY B. Taylor



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING



December 31, 2024

Mayor Terry Hartwick and NLR City Council Members
300 Main Street
North Little Rock, AR 72114

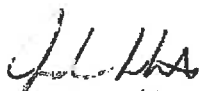
RE: **Budget Transmission - 5401 MacArthur Dr.**
Lot 8-RR, Lippincotts Subdivision
Request for Waiver of ½ Street Improvements

Mayor and NLR Council Members,

Please accept this letter to serve as a request for a waiver of ½ street improvements along Military Drive. The property is the site of Budget Transmission located at 5401 MacArthur Dr. Budget Transmission is proposing an expansion to their existing building in order to include more service bays. As a part of the Site Plan Review of the item before the NLR Planning Commission ½ Street improvements to Military Drive were requested. With the limited traffic and no access from the Budget Transmission site to Military Drive Budget Transmission respectfully request a waiver of the required improvements.

Please place this item on the next available City Council meeting agenda. Let us know if you should have any questions or require any further information.

Sincerely,


Jacob T. White, P.E.

Public Hearing Case # 2025-03

EXHIBIT

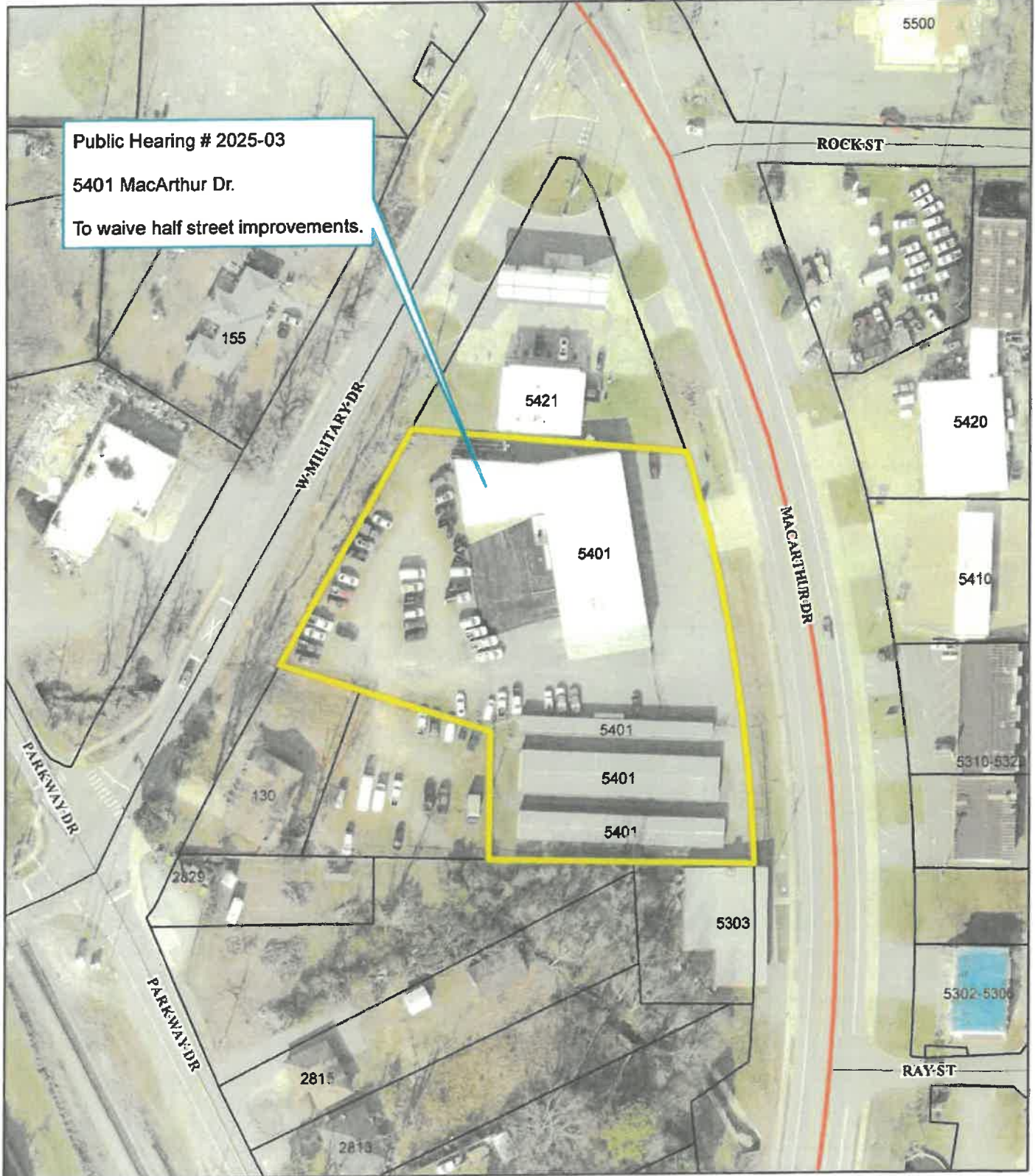
tabbles

B

Public Hearing # 2025-03

5401 MacArthur Dr.

To waive half street improvements.



Ortho Map

1 inch = 100 feet

0 50 100 200 300 Feet



Date: 1/2/2025

