

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTION 9.11 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR CERTAIN REAL PROPERTY LOCATED AT 7323 COCK OF THE WALK LANE 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 Dustin Welch of Holloway Engineering, 200 Casey Drive, Maumelle, Arkansas 72113, seeking a waiver of half street requirements for certain real property located at 7323 Cock of the Walk Lane (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 improvements for the property (7 affirmative votes; 2 absent) at a regular meeting thereof held March 11, 2025.

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

SECTION 1: That the following Section 9.11 of Ordinance No. 7946 ("the Subdivision Ordinance") is hereby waived for certain real property located at 7323 Cock of the Walk Lane, more particularly described as Lot 2 of the Cock of the Walk 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 sides of local, collector, and arterial streets in commercial and residential areas.
- B. Sidewalks are required on designated collector and arterial streets through industrial zoned areas.
- C. Internalized pedestrian circulation system in the form of paved pathways may be substituted for sidewalks along collector and arterial streets upon the request of the applicant, the recommendations of the Planning Director and the approval of the Planning Commission. Said pathways shall be dimensioned at no lesser standard than ordinary street-side sidewalks.
- D. On local streets, a developer may propose locating 6-foot-wide sidewalks at the curb.
- E. The Planning Commission may, at its option, require wider sidewalks in conjunction with commercial subdivision approvals or in other places of public assembly, or anticipated heavy pedestrian traffic volumes.
- F. Sidewalks are not required to be constructed at the same grade of the curb of the street nor are they required to be constructed in a straight line if such straight line construction

would damage trees. Sidewalks shall be constructed to permit wheelchair access at street intersections.

- G. Sidewalks may be waived on estate residential lots having widths equal or greater than 150 feet.

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 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:

Ron Harris

Council Member Ron Harris

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 10:50 A.M. _____ P.M.

By A. Fields

DATE 4-22-25

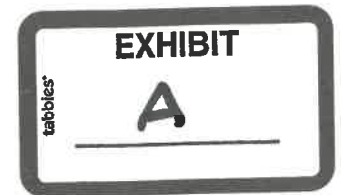
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY S. Lissery



HOLLOWAY ENGINEERING
SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366



March 28, 2025

Mayor Terry Hartwick
North Little Rock City Council
City Hall
300 Main Street
North Little Rock, AR 72119

RE: Waiver of ½ Street Improvements for 7323 Cock of the Walk Lane, Accessory Building

Honorable Mayor Hartwick and City Council Members,

We are asking for a waiver of the ½ street improvements requirement for the above referenced project. We are asking for this waiver due to the fact that this area has no existing sidewalk or curb and gutter along the existing street as well as the fact that this is an existing site, and the development is only for an accessory building in the side yard. The project location will be bound to the south by woods and to the north by the main development on the same parcel.

We wish to be placed on the April 28th Agenda.

Thank you for your assistance.

Sincerely,

Dustin Welch, EI, AC

Attached:

1. Current Street Conditions Example Photos

Public Hearing Case # 2025-15

EXHIBIT

tabbies

B

Public Hearing # 2025-15
7323 Cock of the Walk Ln.
To waive half street improvements.



Ortho Map

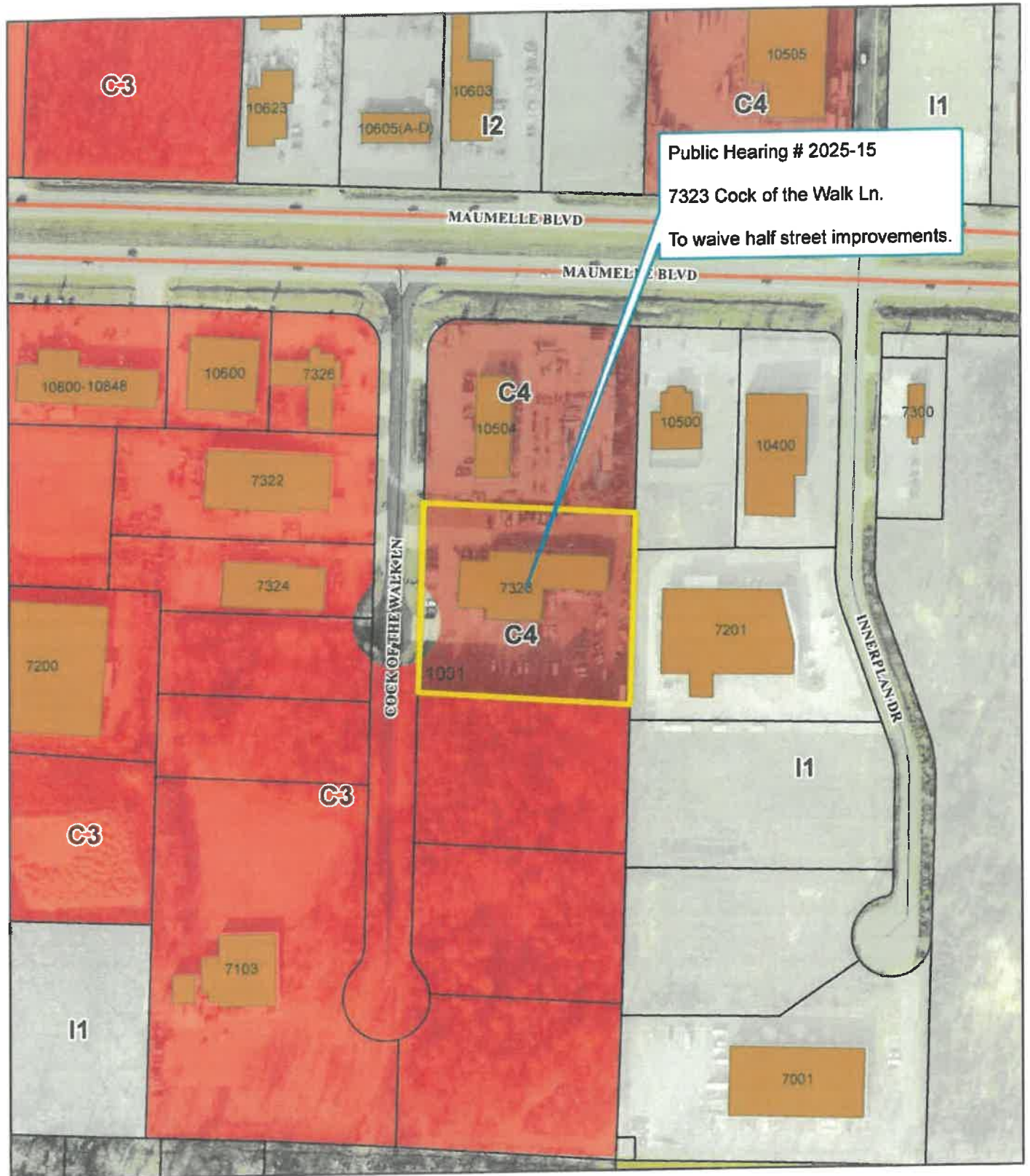
1 inch = 60 feet

0 30 60 120 180 Feet



Date: 4/9/2025

Public Hearing Case # 2025-15



Zoning Map

1 inch = 200 feet



Date: 4/9/2025