

ORDINANCE NO. _____

AN ORDINANCE WAIVING CERTAIN SECTIONS OF ARTICLE 15 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR CERTAIN REAL PROPERTY LOCATED AT 1800 VAN PELT STREET 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 Travis Tolley of Crafton Tull and Associates, 10825 Financial Centre Parkway, Little Rock, Arkansas 72211, seeking a waiver of half street requirements for certain real property located on Van Pelt 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 (9 affirmative votes) at a regular meeting thereof held June 10, 2025.

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

SECTION 1: That the following sections of Article 15 of the Ordinance No. 7946 ("Subdivision Ordinance") is hereby waived for certain real property located on Van Pelt Street, more particularly described as:

A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 2 NORTH, RANGE 11 WEST, CITY OF NORTH LITTLE ROCK ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE ALONG THE SOUTH LINE OF SAID SECTION 30 FOR 245.84 FEET TO A POINT; THENCE NORTH 01°20'53" EAST FOR 581.44 FEET TO A 5/8 INCH PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 63°08'35" WEST FOR 534.43 FEET; THENCE SOUTH 79°56'52" WEST FOR 201.82 FEET; THENCE NORTH 77°41'58" WEST FOR 182.97 FEET; THENCE NORTH 12°37'13" WEST FOR 256.61 FEET; THENCE NORTH 51°51'16" EAST FOR 471.60 FEET; THENCE NORTH 07°56'5" EAST FOR 163.09 FEET; THENCE NORTH 46°20'41" EAST FOR 307.91 FEET TO A POINT ON THE WEST LINE OF BLOCK 1 FOR 493.02 FEET TO A 5/8 PIPE AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°39'07" EAST ALONG THE SOUTH LINE OF SAID BLOCK 1 FOR 310.00 FEET TO A 5/8 PIPE AT THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 01°20'53" WEST FOR 177.97 FEET TO THE POINT OF BEGINNING.

Section 15.1 - Required Improvements

Every developer engaging in the subdividing and development of land as identified in this regulation shall be required to install, at his own expense, or to have installed by the appropriate public utility the following improvements

Section 15.2 - Street Grading

Street grading shall conform to the following:

- A. All streets shall be cleared and graded as approved by the City Engineer. On streets with a right-of-way greater than 100 feet the extent of grading shall be as specified by the Planning Commission and approved by the City Engineer. On such streets, the Planning Commission may consult with the appropriate agency, regarding specifications for grading.
- B. Finished grades shall be at levels approved by the City Engineer or the appropriate agency.

Section 15.3 - Street Paving

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

Section 15.4 - Curbs and Gutters

Curbs and gutters shall conform to 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 15.8 - Storm Drainage

Storm drainage shall conform to the following:

- A. Every subdivision shall be served by storm drainage facilities including drains, sewers, catch basins, culverts and other facilities.
- B. All drainage facilities shall be so designed to serve the entire drainage area.
- C. All surface water drainage shall be transported to existing storm sewers or to drainage facilities approved by the City Engineer.
- D. Inlet spacing shall be at a maximum spacing of 500 feet.

Section 15.11- Street Lights

- A. Residential Streets and Subdivisions - Street lights shall be installed at every intersection and spaced approximately at 200 foot intervals within the block. Street lights shall be installed within the street right-of-ways. Street lights within the block should be near the common, side yard lot lines.
- B. Commercial and Industrial Subdivisions - Street lights shall be installed at every intersection and spaced approximately at 200 foot intervals within the block. Street lights shall be installed within the street right-of-way.
- C. Payment - Street lights shall be at the cost of the developer with a plan designed by the NLR Electric Department. Developers are responsible for a set fee per street light installed. A bond may be provided allowing the delay of installation to expedite a building permit or the issuance of a final plat.
- D. Relocation - Any relocation of street lights shall be at the cost of the developer.

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:


Mayor Terry C. Hartwick
FOR CONSIDERATION ONLY

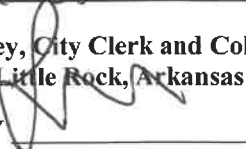
Diane Whitbey, City Clerk

APPROVED AS TO FORM:



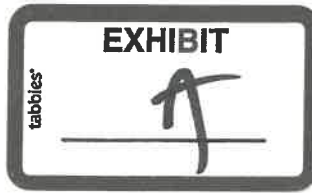
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	11:00	A.M.	_____	P.M.
By	Amy Fields GA			
DATE	10-7-75			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				



Crafton Tull
architecture | engineering | surveying



10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211

501.664.3245 (ph)
501.664.6704 (fax)

June 27, 2025

Ms. Donna James
City of NLR Planning

RE: Alter Trading Co Replat and SPR @ 1800 Van Pelt Street
SD2025-28
CTA Job No. 25801000

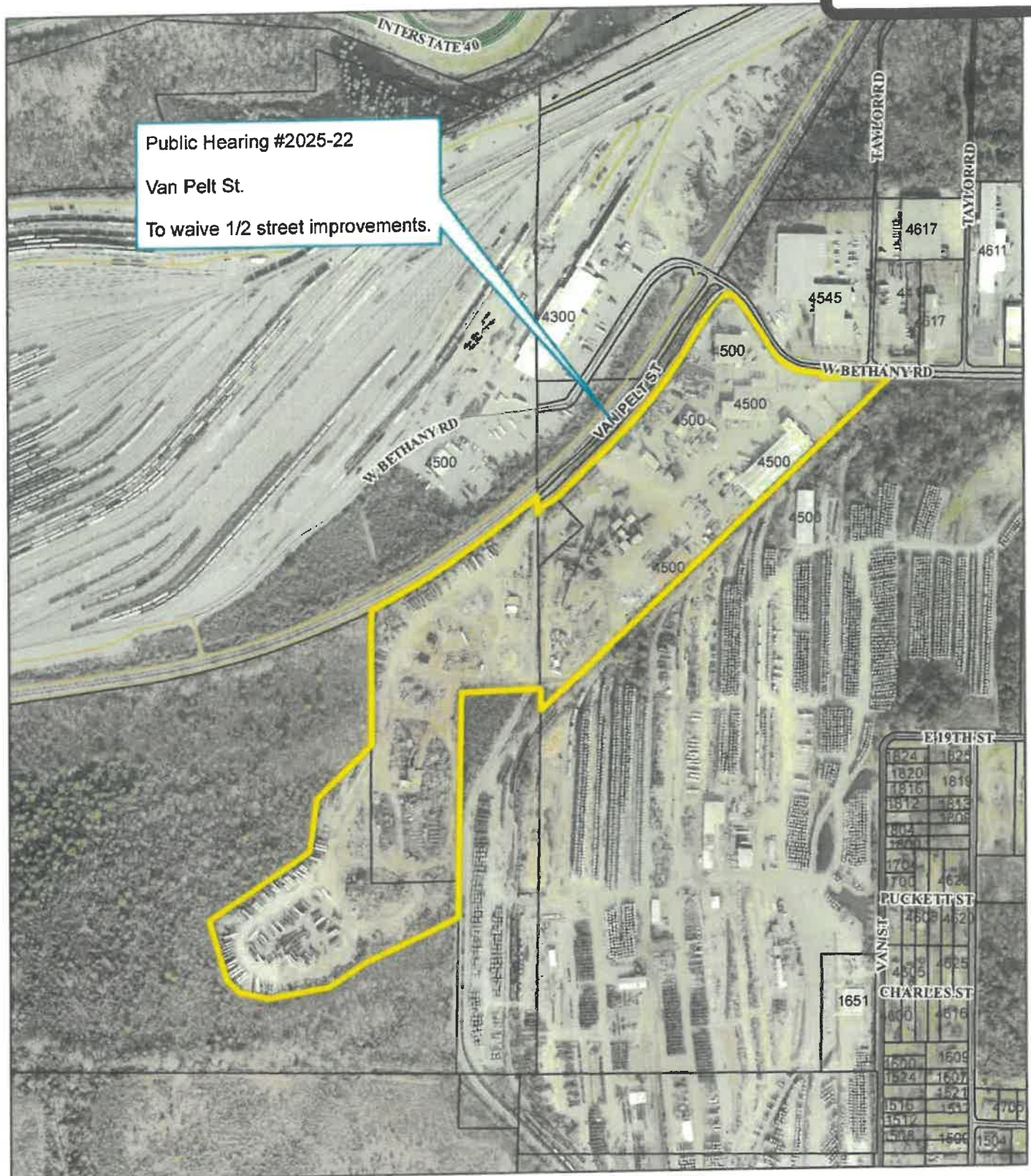
Dear Ms. James:

The Developer (ALTER) is seeking a waiver for ½ street improvements per the planning commission approval letter dated June 11, 2025. The existing roadway is currently used exclusively by the operation of ALTER, primarily truck traffic. Installing curb and gutter and underground storm drainage would quickly be damaged or destroyed by the number of trucks moving in and out of the area. In addition, the surrounding area is extremely flat and low lying making it physically impossible to install any underground storm sewer in accordance to NLR standards. Due to these hardships, the developer is requesting a waiver. ALTER is agreeing to pave Van Pelt with heavy duty concrete, with no curb & gutter, and utilizing the existing bar ditches for drainage purposes.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Travis Tolley, P.E.
Civil Engineer | Infrastructure

tablets*

1 inch = 500 feet



Date: 6/26/2025



Color Code		
#	C	Area
1		Equipment
2		Concrete blocks
3		Formed Concrete walls
4		Roof covering
5		Asphalt
6		Gravel
7		Concrete