

ORDINANCE NO. ____

AN ORDINANCE WAIVING SECTION 8.4 OF THE MASTER STREET PLAN (ORDINANCE NO. 8601) FOR CERTAIN REAL PROPERTY LOCATED AT 10801 MAUMELLE BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE ACCESS REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made, on behalf of Marsha Martin, by Timothy Daters of White-Daters & Associates, 24 Rahling Circle, Little Rock, Arkansas 72223, seeking a waiver of access requirements for certain real property located at 10801 Maumelle Boulevard (see letter and maps attached hereto, respectively, as Exhibit A and B); and

WHEREAS, the request has not been reviewed by the North Little Rock Planning Commission; and

WHEREAS, a sign has been placed on the property and a legal advertisement of notice of a public hearing to be held on November 10, 2025 at 6:00 p.m. has been placed in the newspaper.

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

SECTION 1: That the following section of Article 8 of the Ordinance No. 8601 ("Master Street Plan") is hereby waived for certain real property located at 10801 Maumelle Boulevard, more particularly described as Lot 2 of the Acme Brick Addition to the City of North Little Rock, Pulaski County, Arkansas:

Section 8.4 – Maumelle Boulevard – Access Management Plan.

The minimum driveway spacing for Maumelle Boulevard is 330 ft. between the driveway centerlines. No subdivision may create any lot fronting on an Other Freeway or Expressway having a width less than the recommended minimum driveway spacing, unless one of the following conditions is met:

- a. Access to the lot is limited to streets other than Maumelle Boulevard.
- b. Access to the lot is provided jointly with other lots such that the minimum driveway spacing is met.
- c. Access to the lot is ultimately to be provided from a frontage road which has been planned and officially approved.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

Steve Baxter
Council Member Steve Baxter

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	<u>10:38</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>11-4-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



WHITE - DATERS & ASSOCIATES, INC.

24 Rahling Circle
Little Rock, Arkansas 72223
Phone: 501-821- 1667
www.whitedaters.com



October 30, 2025

Mr. Shawn Spencer
North Little Rock Planning Director
City Services Building
700 W 29th Street
North Little Rock, AR 72114

RE: Driveway Spacing Variance – Maumelle Boulevard – Lot 2, Acme Addition

Mr. Spence,

The purchaser of this lot, Ms. Marsha Martin, is requesting a variance from the driveway spacing requirements on Maumelle Boulevard. We would ask for a variance to construct a driveway as shown on the attached sketch.

Thank you for your assistance. Please contact me if you need any additional information.

Sincerely,



Timothy E. Daters, P.E.

Encl: Sketch of Proposed Driveway





PH2025-26 10801 Maumelle Blvd

0 100 200 300 400 500 600 700 Feet

Date: 11/3/2025

