

ORDINANCE NO. _____

AN ORDINANCE GRANTING A WAIVER OF THE SIDEWALK REQUIREMENTS OF SECTION 12.21 OF THE ZONING ORDINANCE AND SECTION 9.11 OF THE SUBDIVISION ORDINANCE FOR CERTAIN REAL PROPERTY LOCATED AT 3003 GRIBBLE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by Halff+Marlar, 5318 John F. Kennedy Boulevard North Little Rock, Arkansas 72116, to waive certain Zoning Ordinance and Subdivision Ordinance requirements for property located at 3003 Gribble Street in the City of North Little Rock, Arkansas (See letter from Jason Bouwknecht of Halff+Marlar dated August 23, 2019 attached hereto as Exhibit A and a map attached hereto as Exhibit B); and

WHEREAS, the applicant seeks waiver of the sidewalk requirement of Section 12.21.B.1 of Ordinance No. 7697 (“the Zoning Ordinance”) and waiver of the sidewalk requirement of Section 9.11.A of Ordinance No. 7946 (“the Subdivision Ordinance”).

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

SECTION 1: That the following section of Ordinance No. 7697 (“the Zoning Ordinance”) shall be waived for the subject property located at 3003 Gribble Street:

Section 12.21 – Sidewalks

B. Sidewalks shall be required as follows:

1. Sidewalks are required on both sides of local, collector and arterial streets in commercial and residential areas.

SECTION 2: That the following section of Ordinance No. 7946 (“the Subdivision Ordinance”) shall be waived for the subject property located at 3003 Gribble Street:

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.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 requirement to build a sidewalk at the above mentioned property is to be waived, and the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth and development of this land and 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 Joe A. Smith

SPONSOR:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

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

BY Amy Fields, CA

DATE 9-3-19

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

RECEIVED by [Signature]



Aug. 23, 2019

Shawn Spencer
NLR Planning Department
120 Main Street
North Little Rock, Arkansas

RE: SIDEWALK WAIVER TO CITY COUNCIL
LOT 13R, BLK 67, TOPPS SUBDIVISION

Mr. Spencer,

We are transmitting the referenced application to the city Council for sidewalk waiver. We request to be placed on the SEPTEMBER 9, 2019 City Council Agenda.

- The property has no sidewalks near it with the nearest sidewalk being about 0.28 miles from the property.
- There is very little foot traffic along Gribble.

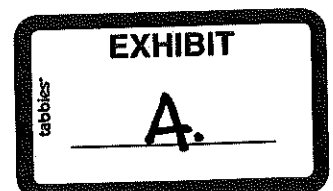
Sincerely,
Halff+Marlar

A handwritten signature in black ink, appearing to read "Jason Bouwknecht".

Jason Bouwknecht
Senior Designer

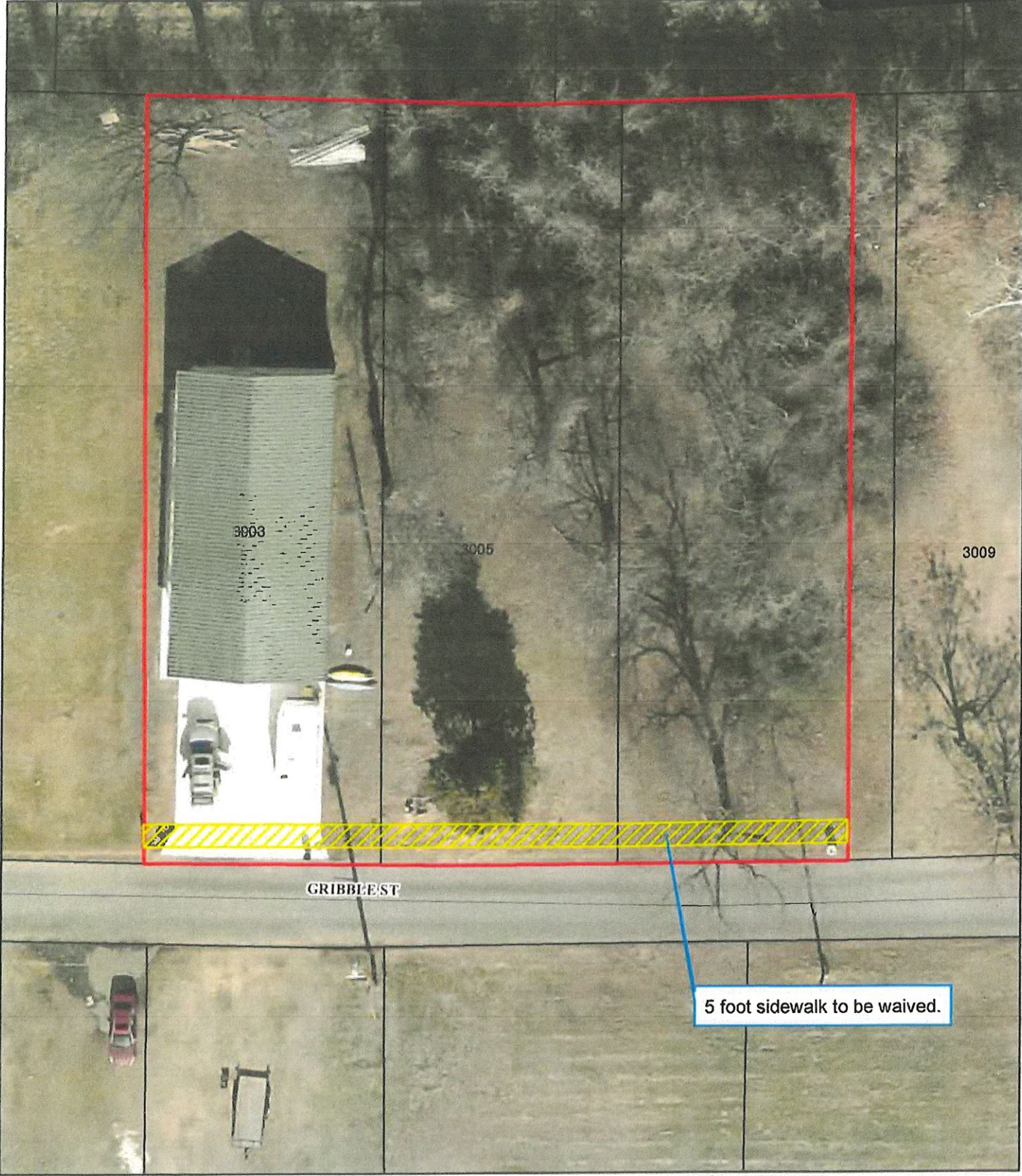
JGB

Enclosures



Public Hearing Case

tabbies
EXHIBIT
B.



OrthoMap

1 inch = 30 feet



Date: 8/28/2019