

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REQUEST TO WAIVE REQUIREMENTS OF THE MASTER STREET PLAN FOR HALF STREET IMPROVEMENTS FOR CERTAIN PROPERTY LOCATED ALONG REMOUNT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made seeking a waiver of the North Little Rock Master Street Plan requirements of half street improvements for certain property located along Remount Road in the City of North Little Rock (see letter from Mike Marlar of Marlar Engineering Co., Inc. attached hereto as Exhibit "A"); and

WHEREAS, the applicant appeared before the North Little Rock Planning Commission at a regularly scheduled meeting held on November 8, 2014, and requested a waiver for half street improvements (curb, gutter and sidewalks) since such improvements are not installed at any properties along the entire route of Remount Road in this vicinity (see Site Plan/Map attached hereto as Exhibits "B" and "C"); and

WHEREAS, the waiver of the Master Street Plan requirements for half street improvements was reviewed and supported (7 affirmative votes; 2 absent) by the Planning Commission at its November 8, 2016 meeting, with the Commission noting that such waivers required approval by City Council.

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

SECTION 1: That a waiver of Master Street Plan requirements to provide half street improvements along a portion of Remount Road is hereby granted for certain property located at the southeast corner of the intersection of Remount Road and Spriggs Road in the City of North Little Rock as depicted on Exhibits "B" and "C" attached hereto and incorporated herein by reference.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: It is hereby found and determined that the waiver of the Master Street Plan requirements for half street improvements as provided for herein is consistent with other improvements in the vicinity, will not detract from its overall

appearance and is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth 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 Joe A. Smith

SPONSOR:

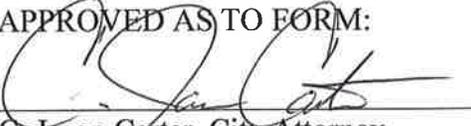
ATTEST:



Alderman Charlie Hight

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:45</u>	A.M.	_____	P.M.
By	<u>Attorney Carter</u>			
DATE	<u>11/22/16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>T. McGraw</u>			



MARLAR ENGINEERING CO., INC.
Consulting Civil Engineers & Land Surveyors

5318 John F. Kennedy Boulevard
North Little Rock, Arkansas 72116

Michael P. Marlar, P.E., PLS
Sarah Waggoner
Jason Bouwknecht
Jack Fleming, Hydrologist

Nov. 9, 2016

City of North Little Rock
300 Main Street
North Little Rock, AR 72114

RE: Half Street Improvement Waiver
Lot 1 & 2, Harper Addition
Mark Harper

Dear Mayor Joe Smith & Aldermen,

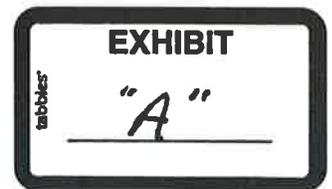
Please accept this letter to serve as our application for the above referenced submittal. We wish to have the curb, gutter and sidewalks waived along Remount Road, as there currently is no curb, gutter or sidewalks in the area along the entire route of Remount Road in this vicinity.

Sincerely,
Marlar Engineering Co., Inc.

Mike Marlar, PE
President

MPM/jb

Enclosures





MARLAR ENGINEERING CO., INC.
 Consulting Civil Engineers & Land Surveyors

5318 JOHN F. KENNEDY BOULEVARD
 NORTH LITTLE ROCK, ARKANSAS 72116

PHONE (501) 753-1987

FAX (501) 753-1993

WWW.MARLAR-ENG.COM

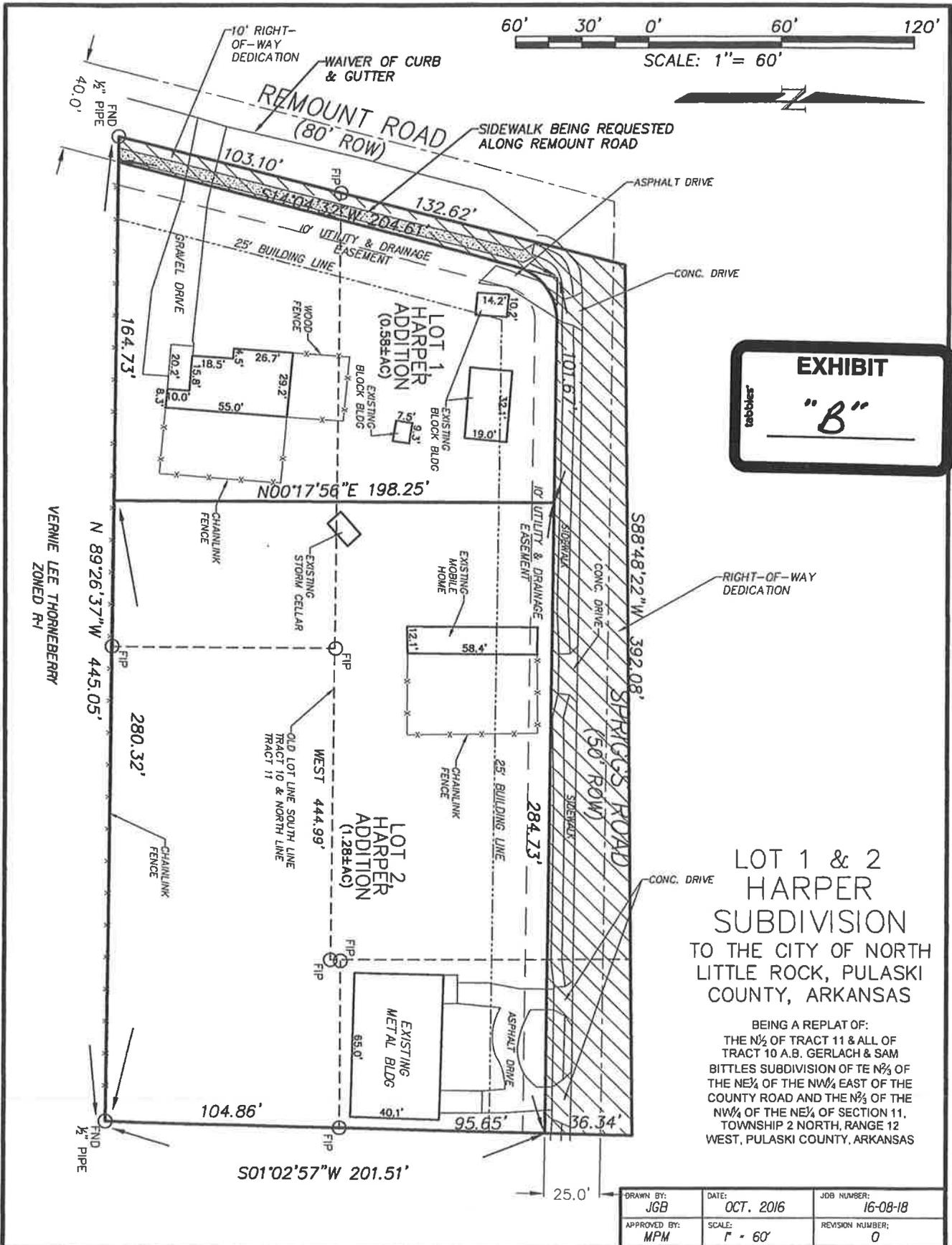


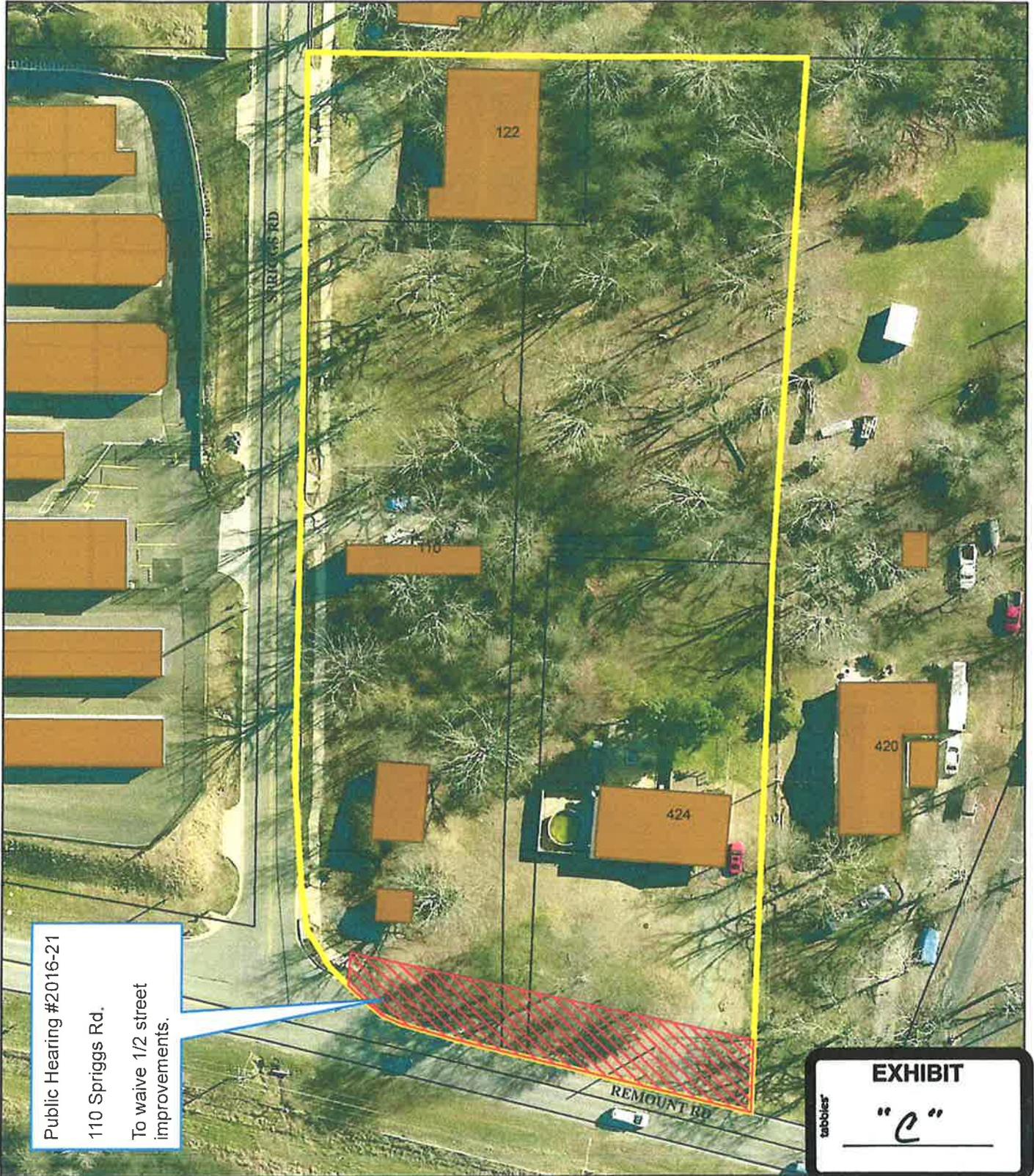
EXHIBIT
 "B"

**LOT 1 & 2
 HARPER
 SUBDIVISION
 TO THE CITY OF NORTH
 LITTLE ROCK, PULASKI
 COUNTY, ARKANSAS**

BEING A REPLAT OF:
 THE N½ OF TRACT 11 & ALL OF
 TRACT 10 A.B. GERLACH & SAM
 BITTLES SUBDIVISION OF THE N½ OF
 THE NE¼ OF THE NW¼ EAST OF THE
 COUNTY ROAD AND THE N½ OF THE
 NW¼ OF THE NE¼ OF SECTION 11,
 TOWNSHIP 2 NORTH, RANGE 12
 WEST, PULASKI COUNTY, ARKANSAS

DRAWN BY: JGB	DATE: OCT. 2016	JOB NUMBER: 16-08-18
APPROVED BY: MPH	SCALE: 1" = 60'	REVISION NUMBER: 0

Public Hearing Case # 2016-21



Public Hearing #2016-21
110 Spriggs Rd.
To waive 1/2 street
improvements.

EXHIBIT
"C"



Ortho Map

1 inch = 60 feet



Date: 11/15/2016