

ORDINANCE NO. _____

AN ORDINANCE GRANTING WAIVERS TO ALLOW VARIANCES OF HALF-STREET IMPROVEMENTS ON CERTAIN REAL PROPERTY LOCATED AT 807 MISSION ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request was duly made by Mr. Thomas R. Pownall, Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking variances for required half-street improvements on the herein described land for the construction of a single-home residence (see letter from Mr. Pownall and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the waiver request was duly considered and recommended for approval (6 affirmative votes; 1 against; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held thereof on March 9, 2021.

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

SECTION 1: That the waivers to allow certain variances are hereby approved for the construction of a single-family residence on property located at 807 Mission Road (more particularly described as Lot 1, Block JK of the Mission Road Addition to the City of North Little Rock, Pulaski County, Arkansas) as follows:

- (a) The requirement for curbs and gutters shall be waived for the street frontage.
- (b) The requirement for sidewalks shall be waived for the street frontage.
- (c) The requirements for storm drainage shall be waived for the street frontage

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 variance for the required half-street improvements on Mission Road is compatible with other property in the immediate area and will not detract from the aesthetic appearance of the locale, and that 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 Terry C. Hartwick

SPONSOR:

Charlie Hight
Council Member Charlie Hight *by AT*

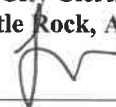
ATTEST:

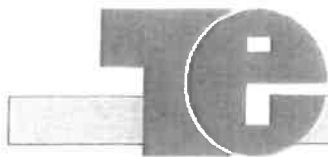
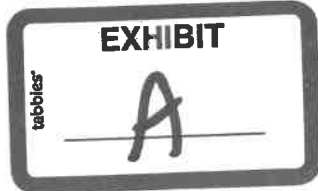
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11:05</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>4-10-21</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u></u>			



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501) 753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

March 31, 2021

Mr. Shawn Spencer, Director
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

Ms. Amy Fields
City Attorney
North Little Rock City Attorney's Office
116 Main Street
North Little Rock, Arkansas 72114

RE: Lot 1, JK Mission Road Addition.
807 Mission Road
1/2 Street Improvements Variance Request

Dear Ms. Fields and Mr. Spencer:

Please accept this letter as our request for a variance associated with the 1/2 street improvements along the street frontage of proposed Lot 1, JK Mission Road Addition. The owner of the property is platting Lot 1 for the construction of a single-family residence. We wish to be placed on the April 12th, 2021 City Council Agenda. Our requests is as follows:

- 1. Variance of the required 1/2 street improvements, including street, drainage, curb & gutter sidewalk and street lights, for the street frontage of Lot 1, JK Mission Road Addition

The following items are included with this submittal letter:

- 1. Plat of subject property

Please feel free to contact me with any questions.

Sincerely,

Thomas R. Pownall, P.E.
Vice President

Public Hearing Case # 2021-09

tabbles

EXHIBIT

B

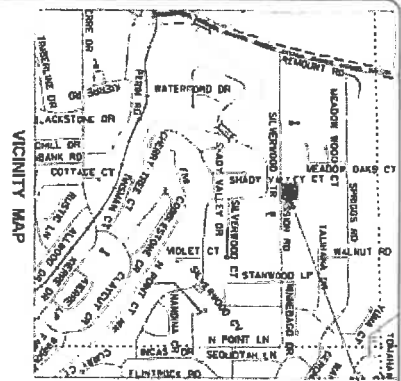


Ortho Map

1 inch = 60 feet

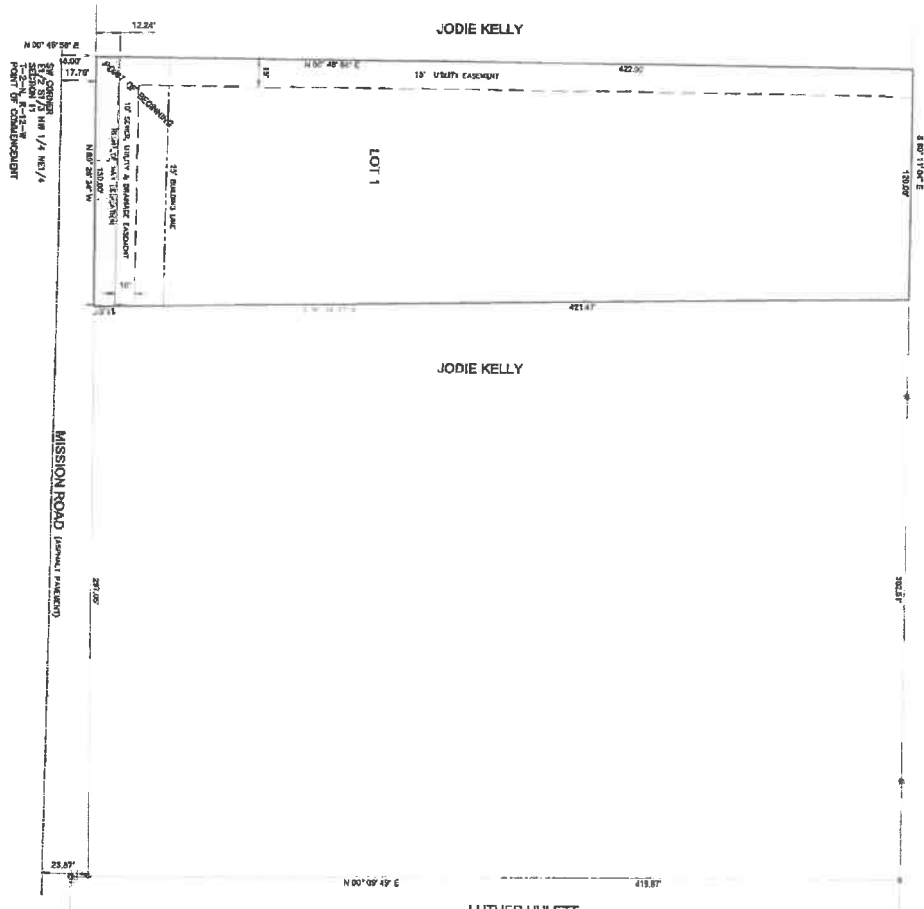


Date: 4/1/2021



THIS PLAT

GERLACH & BATTLES SUBDIVISION



OWNER & SUBDIVIDER:
 JODIE KELLY AND LUTHER HULETT
 1111 MISSION ROAD
 NORTH LITTLE ROCK, AR 72118

DATE: _____
DATE: _____

DESCRIPTION OF PROPERTY:
 THIS PLAT SHOWS THE LOTS AND EASEMENTS TO BE CREATED BY THE ADDITION OF MISSION ROAD TO THE NORTH LITTLE ROCK PLANNED SUBDIVISION AND THE LOTS AND EASEMENTS TO BE CREATED BY THE ADDITION OF MISSION ROAD TO THE NORTH LITTLE ROCK PLANNED SUBDIVISION.

DESCRIPTION OF ROAD:
 MISSION ROAD (LOCAL) 12 FEET WIDE, 12 FEET DEEP, 12 FEET EASEMENT ON EACH SIDE, 12 FEET EASEMENT ON EACH END, 12 FEET EASEMENT ON EACH CORNER, 12 FEET EASEMENT ON EACH SIDE OF THE ROAD.

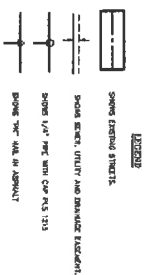
DESCRIPTION OF EASEMENTS:
 12' EASEMENT ON EACH SIDE OF THE ROAD, 12' EASEMENT ON EACH END OF THE ROAD, 12' EASEMENT ON EACH CORNER OF THE ROAD.

DESCRIPTION OF UTILITIES:
 12" WATER MAIN, 12" SEWER MAIN, 12" GAS MAIN, 12" ELECTRIC MAIN, 12" TELEPHONE MAIN, 12" CABLE MAIN, 12" FIBER OPTIC MAIN, 12" RAINWATER MAIN, 12" IRRIGATION MAIN, 12" DRAINAGE MAIN, 12" SANITATION MAIN, 12" WASTE MAIN, 12" SOLID WASTE MAIN, 12" HAZARDOUS WASTE MAIN, 12" OTHER MAIN.

DESCRIPTION OF SURVEY:
 THIS PLAT IS A RECONSTRUCTION OF THE ORIGINAL SURVEY OF THE NORTH LITTLE ROCK PLANNED SUBDIVISION AND THE NORTH LITTLE ROCK PLANNED SUBDIVISION.

DESCRIPTION OF RECORDS:
 THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF PULASKI, ARKANSAS, IN BOOK _____, PAGE _____.

DESCRIPTION OF NOTES:
 THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND INSTRUMENTS RECORDING IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF PULASKI, ARKANSAS, IN BOOK _____, PAGE _____.



THOMAS ENGINEERING COMPANY
 2810 DOBSON ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-765-4400 FAX: 501-765-4444

PLAT OF
 LOT 1, JK MISSION ROAD ADDITION
 PULASKI COUNTY, ARKANSAS
 NORTH LITTLE ROCK, ARKANSAS

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 5/9/2021

CERTIFICATE OF ADMINISTRATION
 THOMAS ENGINEERING COMPANY
 PULASKI COUNTY, ARKANSAS

CERTIFICATE OF PROFESSIONAL ENGINEER
 THOMAS ENGINEERING COMPANY
 PULASKI COUNTY, ARKANSAS

GRAPHIC SCALE
 1" = 30' H

PLAT OF
LOT 1, JK MISSION ROAD ADDITION
AND DEICATION OF A PORTION OF MISSION ROAD
IN
THE CITY OF NORTH LITTLE ROCK
AND IN
E1/2 S1/3 NW1/4 NE1/4 SECTION 11
TOWNSHIP 2 NORTH, RANGE 12 WEST
PULASKI COUNTY, ARKANSAS

GENERAL NOTES:
 1. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND INSTRUMENTS RECORDING IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF PULASKI, ARKANSAS, IN BOOK _____, PAGE _____.

LOCAL RESUBDIVISION:
 THIS PLAT IS A RECONSTRUCTION OF THE ORIGINAL SURVEY OF THE NORTH LITTLE ROCK PLANNED SUBDIVISION AND THE NORTH LITTLE ROCK PLANNED SUBDIVISION.

