

AN ORDINANCE APPROVING A REQUEST TO WAIVE REQUIREMENTS OF THE MASTER STREET PLAN FOR HALF STREET IMPROVEMENTS FOR CERTAIN PROPERTY LOCATED ON NORTH SIDE OF U. S. HWY. 70, WEST OF I-440, 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 on the north side of U. S. Hwy. 70 west of Interstate 440 in the City of North Little Rock (see letter from Timothy E. Daters of White-Daters & Associates, 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 April 8, 2014, and requested a waiver for half street improvements (street, curb, gutter) due to the future planned widening of U.S. Hwy. 70 by the Arkansas Highway and Transportation Department (see Site Plan/Map attached hereto as Exhibit "B") at which time applicant will dedicate any additional right-of-way required and will construct sidewalk adjacent to that street; and

WHEREAS, the waiver of the Master Street Plan requirements for half street improvements was reviewed and supported (9 affirmative votes) by the Planning Commission at its April 8, 2014 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 U. S. Highway 70 is hereby granted for certain property located on the north side of U. S. Highway 70, west of Interstate 440, in the City of North Little Rock as depicted on Exhibit "B" 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 half street improvements as provided for herein 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 Maurice Taylor *MT*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:42</u> A.M.	_____ P.M.
By	<u>City Atty Carter</u>	
DATE	<u>6-2-15</u>	
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas		
RECEIVED BY	<u></u>	



WHITE - DATERS & ASSOCIATES, INC.

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



May 19, 2015

The Honorable Mayor Joe Smith and North Little Rock Council
City of North Little Rock
City Hall
300 Main Street
PO Box 5757
North Little Rock, AR 72119-5757

RE: Ben E. Keith Addition
Variance Request

Mayor Smith,

Please find attached a sketch showing the area where the owner, Ben E. Keith, would like the boundary street improvements waived. This boundary street is a state highway and will be widened by the Arkansas Highway and Transportation Department when necessary. The Owner will dedicate any additional right-of-way required by the North Little Rock Master Street Plan and will construct sidewalk adjacent to this street.

The Owner requests that a waiver be granted for "Boundary Street Improvements to Arkansas Highway No. 70"

Please place this item on the next available Council Meeting.

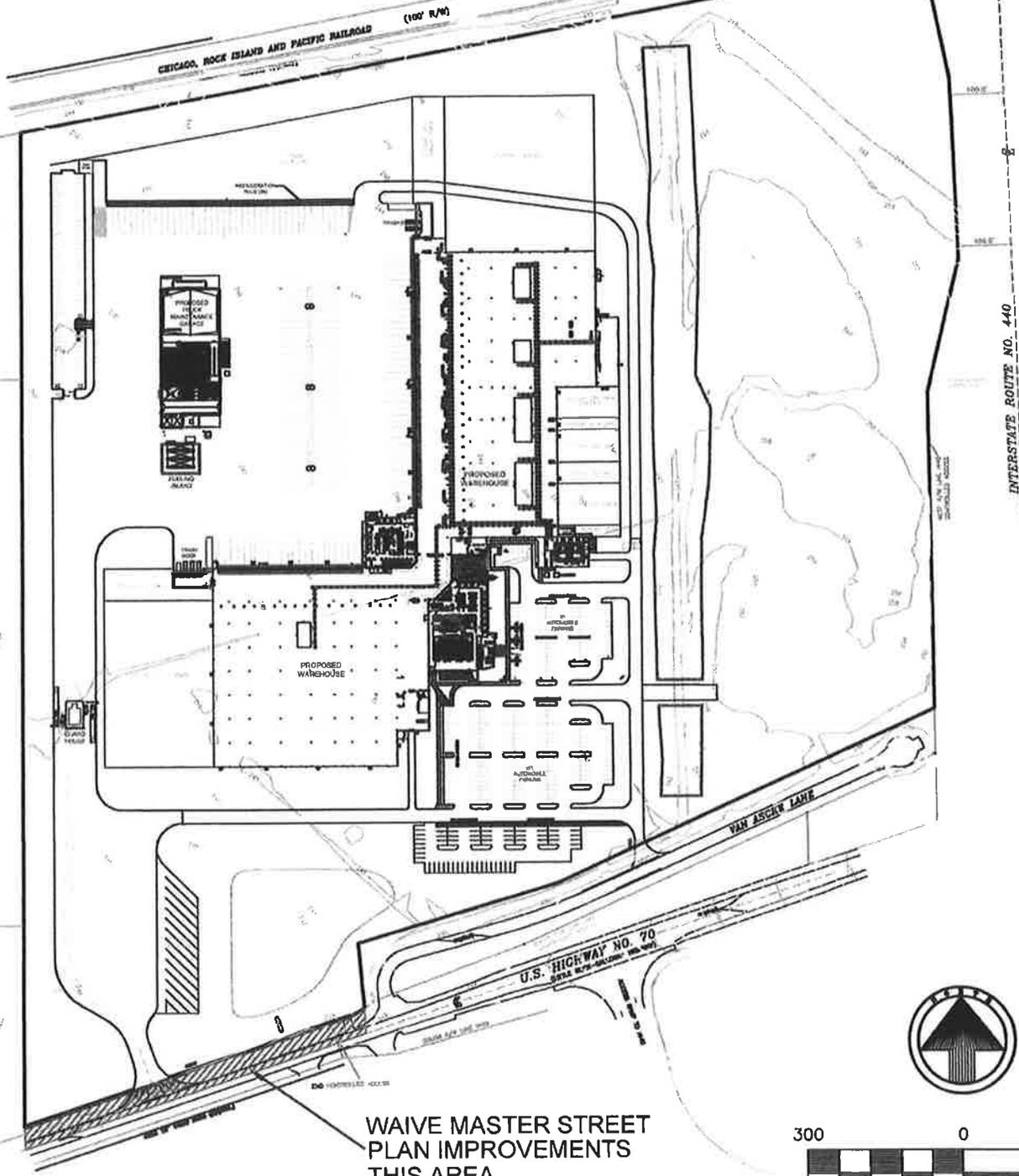
Feel free to contact me if you have any questions or require any additional information.

Thank you for your assistance.

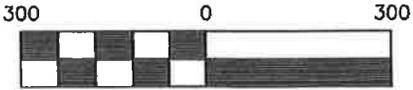
Sincerely,

Timothy E. Daters, P. E.

EXHIBIT
"B"



WAIVE MASTER STREET
PLAN IMPROVEMENTS
THIS AREA



Scale 1" = 300 ft

WHITE-DATERS & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
 24 PAVLING CIRCLE, LITTLE ROCK, ARKANSAS 72203

SITE PLAN
BEN E. KEITH
LOT 1, BEN E. KEITH
 NORTH LITTLE ROCK, ARKANSAS

Sheet No.	01	of	01
Date	5-18-15		
Scale	1" = 300'		
Job No.			

Survey By:	Drawn By:	Checked By:	Approved By: