

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 ON CERTAIN REAL PROPERTY LOCATED ALONG WEST 36TH 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 along West 36th Street in the City of North Little Rock, Arkansas (See letter from Jason Bouwknecht of Halff+Marlar dated July 12, 2019 attached hereto as Exhibit A and maps attached hereto as Exhibit B); and

WHEREAS, the applicant seeks waiver of the sidewalk requirement of Section 12.21.B.1 and 12.21.B.10 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”); and

WHEREAS, the applicant’s sidewalk waiver request was reviewed and denied by the Planning Commission at its regularly scheduled meeting held on July 09, 2019; and

WHEREAS, the applicant is appealing the decision to the City Council and is seeking approval to waive the requirements.

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 along West 36th 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.

10. Sidewalks shall be required with all replats where the development has 200 feet or more of linear street frontage, inclusive of corner lots.

SECTION 2: That the following section of Ordinance No. 7946 (“the Subdivision Ordinance”) shall be waived for the subject property located along West 36th Street:



JULY 22, 2019

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

RE: SIDEWALK WAIVER SUBMITAL TO CITY
COUNCIL LOT 1-3, SHILCOTT'S ANNEX
SUSI WITKOWSKI

Mr. Spencer,

We are transmitting the referenced application for sidewalk waiver along W. 36th Street. We request to be placed on the August 12, 2019 City Council Agenda.

Sincerely,
Halff+Marlar

A handwritten signature in blue ink, appearing to read "Jason Bouwknecht", written over a blue horizontal line.

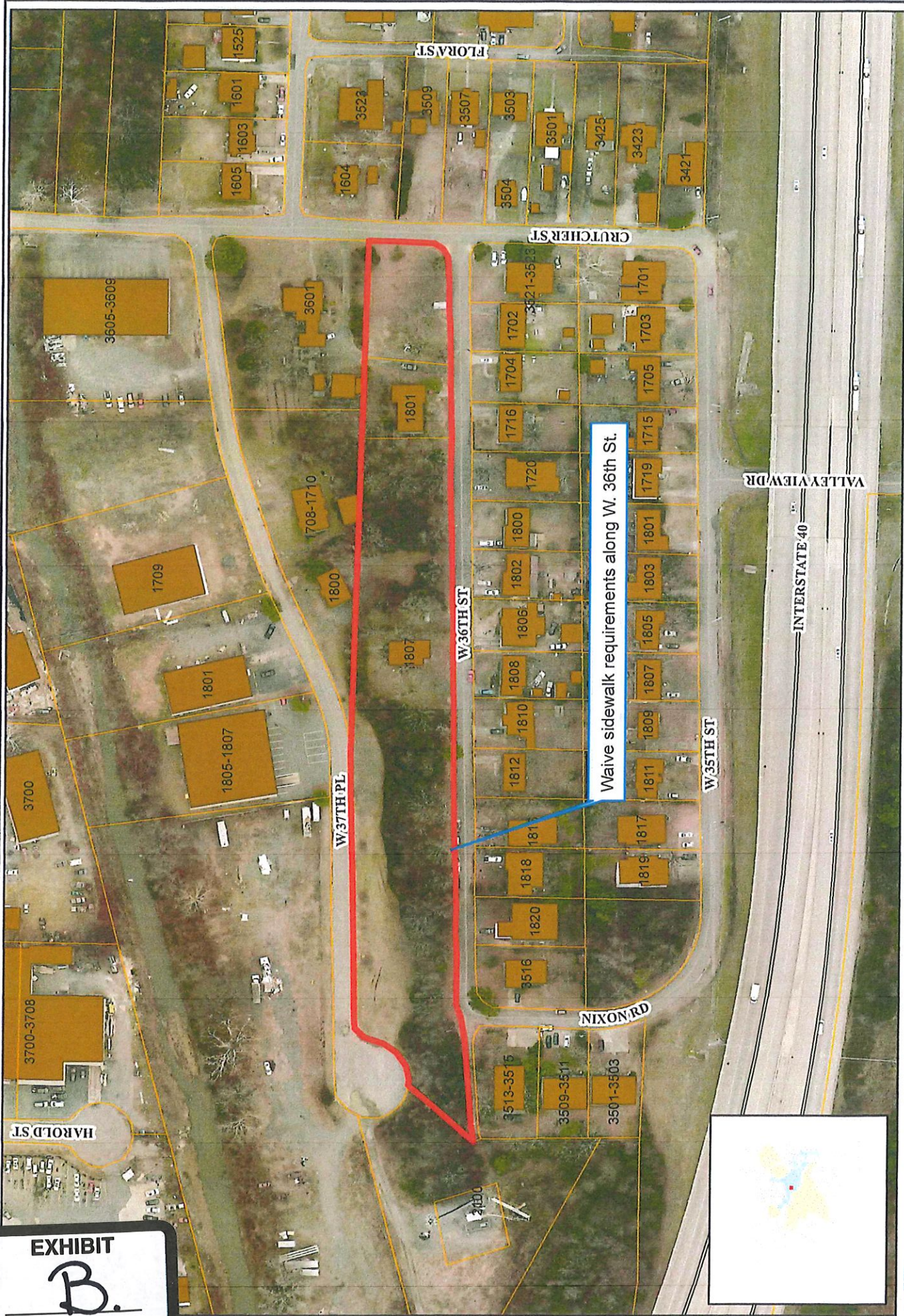
Jason Bouwknecht
Senior Designer

JGB

Enclosures: Sidewalk Site Plan



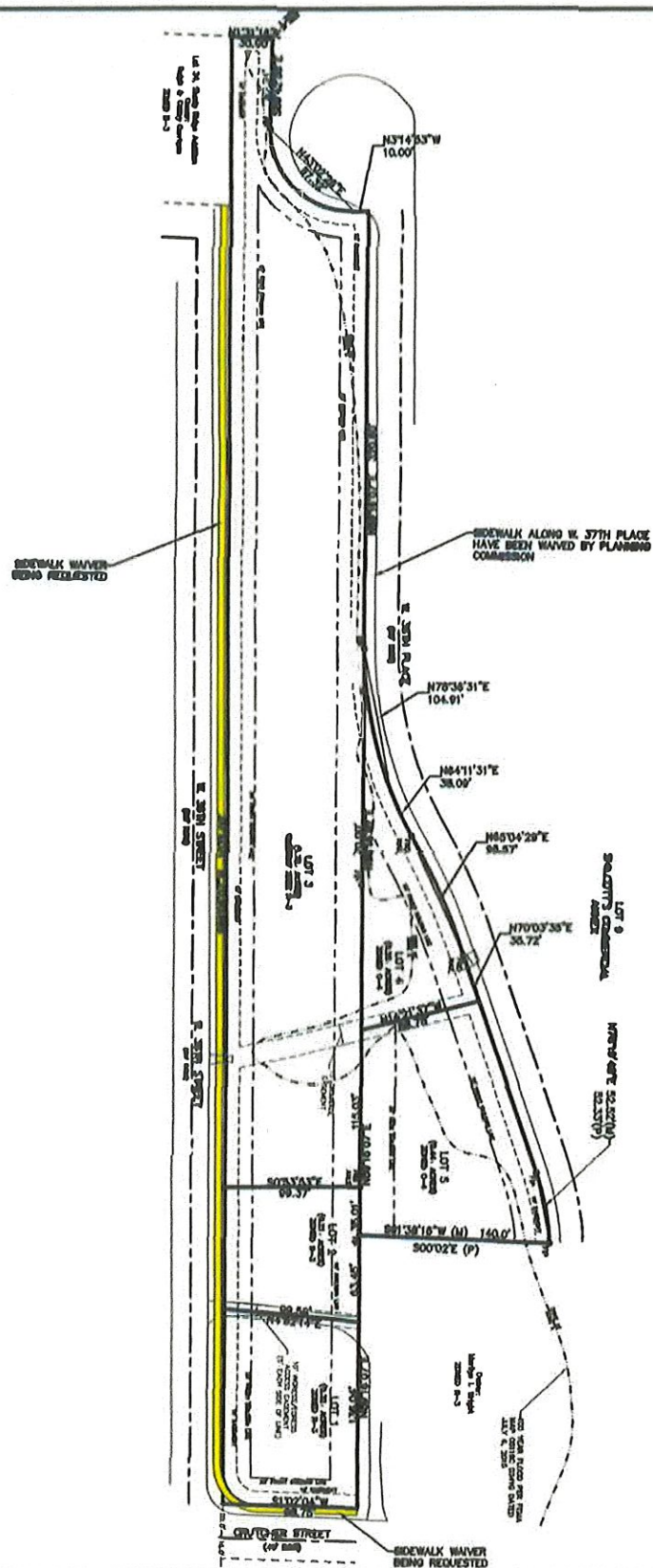
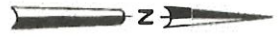
tabbles
EXHIBIT
B.



This map is not survey accurate.

Date: 7/15/2019

 Shilcott's Annex Lots 1-3



5318 John F. Kennedy Boulevard
 North Little Rock, Arkansas 72116
 Phone: (501) 944-8888

LOTS 1-3,
 SHILCOTT'S ANNEX
 TO THE CITY OF NORTH LITTLE ROCK,
 PULASKI COUNTY, ARKANSAS

SIDEWALK SITE PLAN		
DRAWN BY: JGB	DATE: JUNE 7, 2019	JOB NUMBER: 036739.001
APPROVED BY: JJS	SCALE: NOT TO SCALE	REVISION NUMBER: 0