1	ORDINANCE NO
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3	AN ORDINANCE WAIVING THE RIGHT-OF-WAY DEDICATION
4	PROVISIONS OF SECTION 1 OF THE MASTER STREET PLAN OF
5	THE CITY OF LITTLE ROCK, ARKANSAS, FOR THE PROPERTY
6	LOCATED AT #1 MALLARD POINTE COVE, IN CONNECTION WITH
7	A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING;
8	AND FOR OTHER PURPOSES (Z-9114-A).
9	INDIONOTIENTONIOSES (E 7114 II).
10	WHEREAS, On March 16, 2016, the Little Rock Planning Commission approved a Conditional Use
11	Permit to allow for the construction of an accessory dwelling on the property located at #1 Mallard Pointe
12	Cove; and,
13	WHEREAS, that approval included the condition that the applicant dedicate right-of-way for the
14	Edswood Road Extension per Section 1 of the Master Street Plan of the City of Little Rock, Arkansas;
15	and
16	WHEREAS, the applicant subsequently determined he did not desire to dedicate the right-of-way
17	and returned to the Planning Commission seeking a waiver of that requirement; and,
18	WHEREAS, at its June 2, 2016, meeting, the Little Rock Planning Commission voted to not
19	recommend approval of a waiver of the requirement to dedicate right-of-way per the Master Street Plan
20	by a vote of 5 ayes, 5 nays and 1 absent; and
21	WHEREAS, the Board of Directors has determined it is appropriate to not require the dedication of
22	right-of-way in connection with the approval of a Conditional Use Permit to allow for the construction of
23	an accessory dwelling at #1 Mallard Pointe Cove.
24	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
25	OF LITTLE ROCK, ARKANSAS.
26	<b>SECTION 1.</b> The provisions of Section 1 of the Master Street Plan of the City of Little Rock,
27	Arkansas requiring the dedication of right-of-way in connection with a conditional use permit to allow for
28	construction of an accessory dwelling on the property located at #1 Mallard Pointe Cove are hereby
29	waived and the dedication of right-of-way for the Edswood Road Extension is not required.
30	<b>SECTION 2.</b> <i>Severability.</i> In the event any section, subsection, subdivision, paragraph, subparagraph,
31	item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
32	unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance,
33	as if such invalid or unconstitutional provision were not originally a part of this ordinance.

<b>SECTION 3.</b> Repeater. All ordinances, res	<b>SECTION 3.</b> <i>Repealer.</i> All ordinances, resolutions, bylaws, and other matters inconsistent with	
ordinance are hereby repealed to the extent of such inconsistency.		
PASSED: July 19, 2016		
ATTEST:	APPROVED:	
Susan Langley, City Clerk	Mark Stodola, Mayor	
APPROVED AS TO LEGAL FORM:	· · · · ·	
Thomas M. Carpenter, City Attorney		
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