

**AN ORDINANCE GRANTING A WAIVER OF SECTIONS 14.25 AND 14.26 OF THE ZONING ORDINANCE TO ALLOW AN OFF-PREMISE MONUMENT SIGN FOR CERTAIN REAL PROPERTY IN A C-3 ZONE LOCATED AT 3400 SPRINGHILL DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, a request to install a monument sign been made by Setu Inc., 3629 McCain Boulevard, Suite 100, North Little Rock, Arkansas 72116, to allow an 8 foot tall off-premise monument sign in a C-3 Zone to be located at 3400 Springhill Drive (see letter from Manoj Patel attached hereto as Exhibit A); and

WHEREAS, the request seeks a waiver of the requirements of Section 14.25(D) of the Zoning Ordinance which limits monument signs to a height of 6 feet; and

WHEREAS, the request seeks a waiver of the requirements of Section 14.26(A) of the Zoning Ordinance which prohibits new off-premise signs; and

WHEREAS, the applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, notice has been sent to surrounding property owners, a sign has been placed on the property, and a legal advertisement of notice of a public hearing to be held January 27, 2020 at 6:00 p.m. has been placed in the newspaper.

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

SECTION 1: That the proposed sign, as shown on Exhibit B attached hereto, is hereby permitted on real property located 3400 Springhill Drive being more particularly described as follows:

Lot 10, Block 4, Springhill Development Subdivision, Pulaski, County, Arkansas  
(See map attached hereto as Exhibit C).

SECTION 2: That a waiver of the sign provisions of Section 14.25(D) and Section 14.26(A) of the Zoning Ordinance is hereby granted for 3400 Springhill Drive, North Little Rock, Pulaski County, Arkansas, to allow an 8 foot tall, off-premise monument sign.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: 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 5: It is hereby found and determined that the herein-described sign on Springhill Drive will not detract from the aesthetic appearance of the neighborhood or interfere with other development in the area, 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 Joe A. Smith

SPONSORS:

ATTEST:

Beth White  
Council Member Beth White *by AF*

\_\_\_\_\_ Diane Whitbey, City Clerk

Debi Ross  
Council Member Debi Ross *by AF*

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

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| FILED <u>10:40</u> A.M. _____ P.M.   |
| By <u>Amy Fields, CA</u>   |
| DATE <u>1-21-20</u>  |
| <b>Diane Whitbey, City Clerk and Collector<br/>North Little Rock, Arkansas</b> |
| RECEIVED BY <u>[Signature]</u>   |

Setu Inc.  
3629 McCain Blvd., Ste - 100  
North Little Rock, AR-72116

January 14<sup>th</sup>, 2020

**Sub: Request for granting off-premises sign on 3400 Springhill Blvd.**

Honorable Mayor and Council Members,

As our location for hotel is the middle lot 11, Block 4. Our elevation for the hotel is going to be 12ft lower than CARTI Cancer Center. Same owners owns both lot Lot 11 and Lot 10. We have recorded parking and access easement for CARTI and Hotel development. Both of the site plan shows monument sign for each development. With this request and the location of proposed monument sign will present both developments. The curve on springhill form freeway and with proposed shared ground monument sign will highlight both the hotel and CARTI as attached which we believe is necessary with our location and the nature of business- providing quality lodging to visitors of our great city of North Little Rock.

We may not have the monument sign on Hotel lot with this request as it may not be necessary to have one. I humbly request City Council in granting shared monument sign as per request.

Thanks for your kind cooperation.

Sincerely,

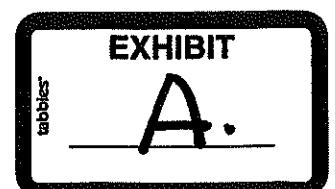
*Manoj patel*

Manoj Patel

Setu Inc.

Setu Hospitality Inc.

3629 McCain Blvd., STE 100  
North Little Rock, Arkansas 72116

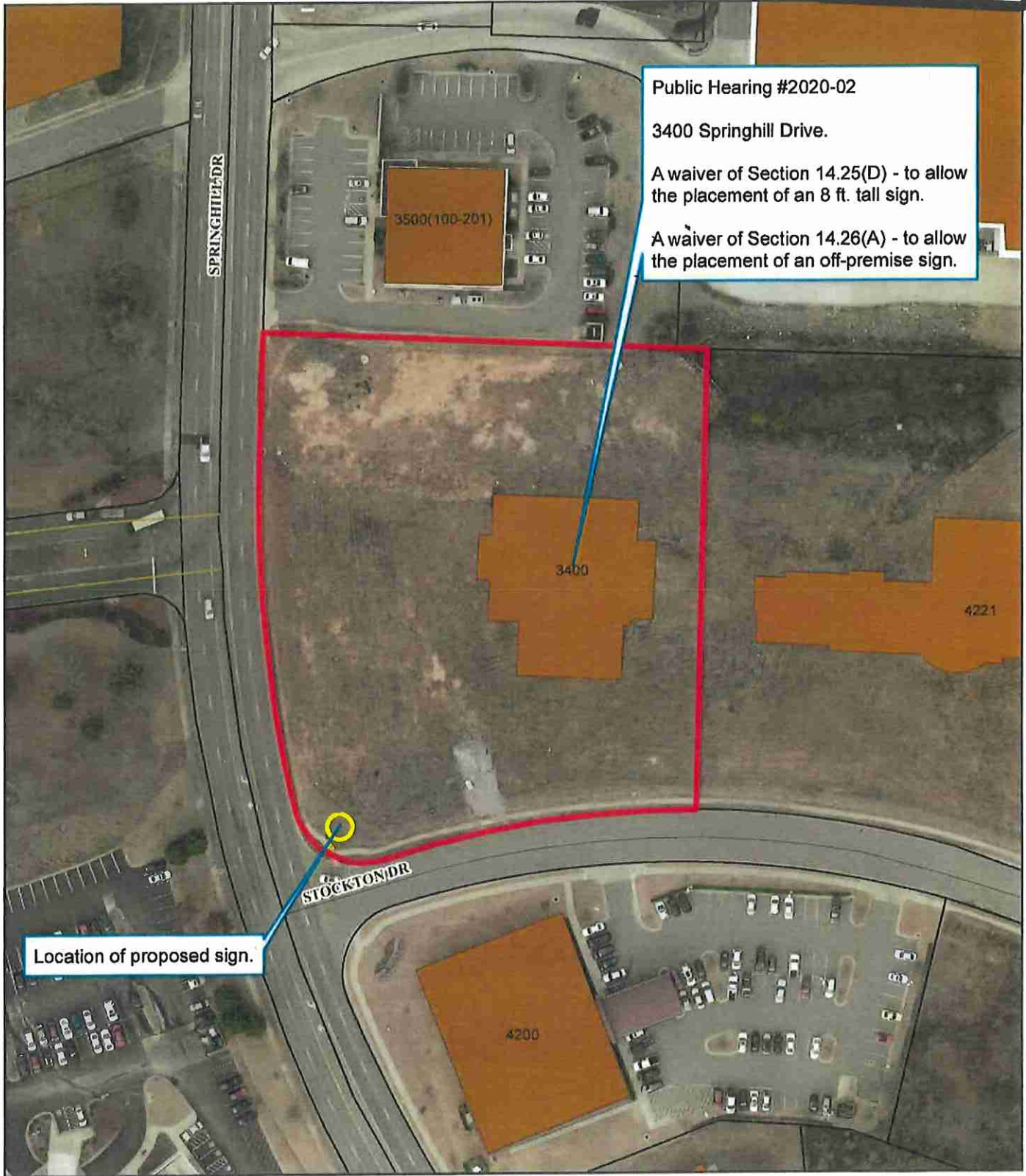






# Public Hearing Case # 2020-02

EXHIBIT  
C.



Public Hearing #2020-02  
3400 Springhill Drive.  
A waiver of Section 14.25(D) - to allow the placement of an 8 ft. tall sign.  
A waiver of Section 14.26(A) - to allow the placement of an off-premise sign.

Location of proposed sign.



OrthoMap

1 inch = 100 feet



Date: 12/30/2019