

O-18- 64

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A WAIVER OF SECTION 14.22 OF THE ZONING ORDINANCE TO ALLOW A SUBDIVISION SIGN ON CERTAIN REAL PROPERTY LOCATED AT 9403 NORTHBROOK DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, a request has been made by Mr. Kenny Meckfessell, 1003 Bobbitt Lane, Sherwood, Arkansas 72120, to allow a 42 square foot subdivision sign located to the left of the street entrance at West Maryland Avenue and Northbrook Drive (an R-1 Zone) and to allow said sign to sit 2.5 feet from the southern property line. (See letter from Kenny Meckfessell dated June 19, 2018 and maps attached hereto, collectively, as Exhibit A); and

WHEREAS, notice of a public hearing to be held July 23, 2018, at 6:05 p.m. has been properly given to the property owners entitled to notice, a legal advertisement has been placed in the newspaper, and signs have been posted on the property; and

WHEREAS, the request seeks a waiver of the Zoning Ordinance requirement pursuant to Section 14.22 (Signs Permitted in R-0, R-1, R-2, R-3, R-6 and RT-1 Zones), specifically Section 14.22(D), as follows:

**Section 14.22(D)** – All permitted ground mounted signs shall not exceed 24 square feet in sign area. Ground mounted signs shall have a maximum height limit of six feet and shall have a setback of five feet from any public right-of-way, measured from the closed edge of the sign. Signs shall not be placed with a sight triangle.

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

SECTION 1: That the current sign, as shown on Exhibit B attached hereto, is hereby permitted on real property located 9403 Northbrook Drive, being more particularly described as follows:

Lot 1, Block 1, Northbrook Subdivision, North Little Rock, Pulaski County, Arkansas.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: That it is hereby found and determined that the herein-described sign on Northbrook 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:

Charlie Hight  
Council Member Charlie Hight

by AT

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

APPROVED AS TO FORM:

Amy Beckman

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.

By \_\_\_\_\_

DATE \_\_\_\_\_

**Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas**

RECEIVED BY \_\_\_\_\_

June 19, 2018

RE: Northbrook Subdivision  
West Maryland Ave  
North Little Rock, Ar.

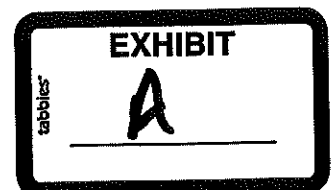
On behalf of Byron McKimmey (I 430-365 LLC) would like to request a variance to add a subdivision monument sign to the left of the street entrance at West Maryland Ave. and Northbrook Drive. We would greatly appreciate if the City of North Little Rock would consider approving this to identify the name of the subdivision to the public.

Please also consider most of newer subdivisions have this type sign which is helpful to inform the public of this location.

Thank you for your consideration.

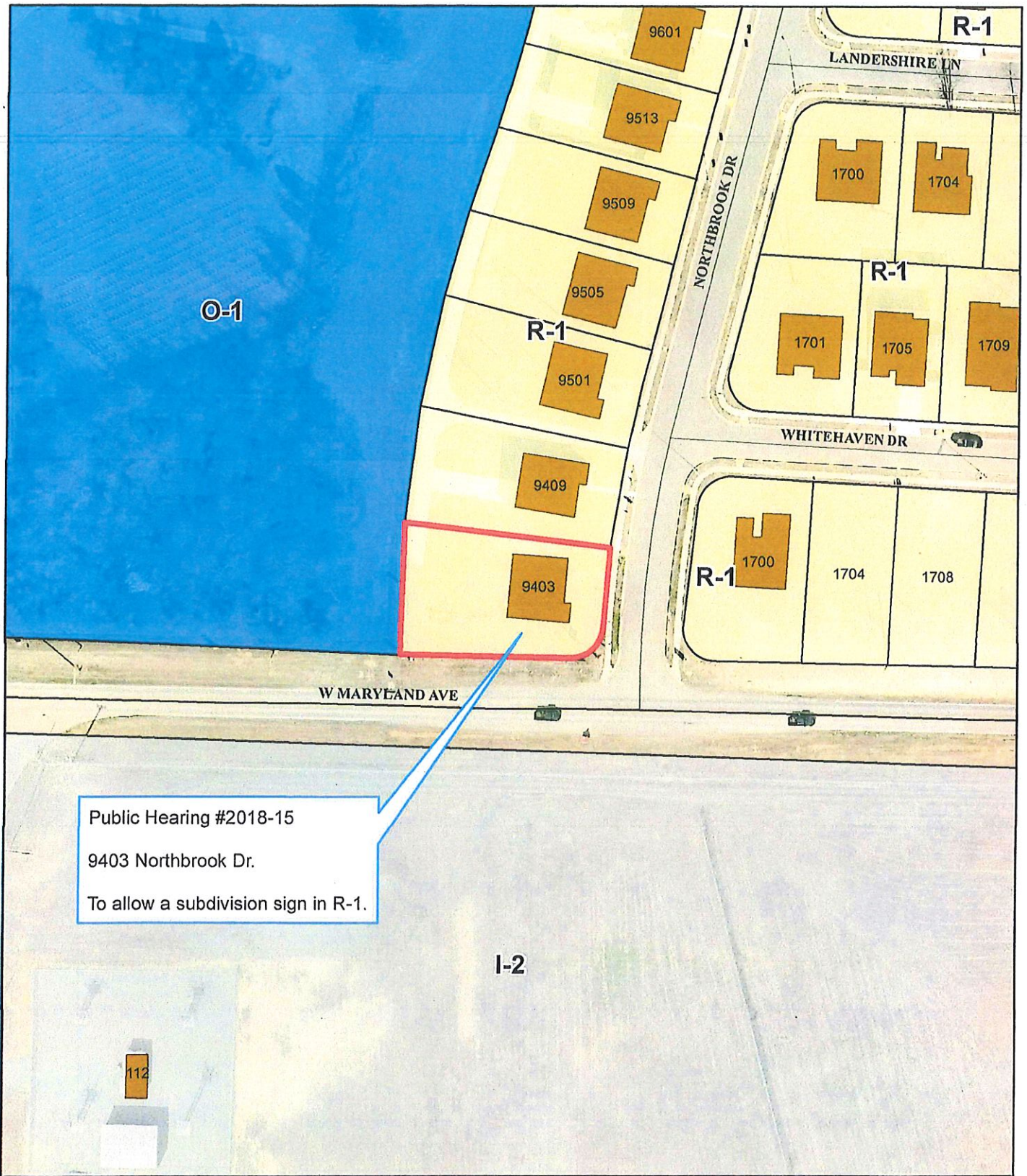
Sincerely,

Kenny Meckfessell (501) 993-1939  
Stephen Meckfessell (501) 350-2540  
Danken Properties, LLC  
1003 Bobbitt Lane  
Sherwood, Ar. 72120





# Public Hearing Case # 2018-15



Zoning Map

1 inch = 100 feet



Date: 7/12/2018



# Public Hearing Case # 2018-15



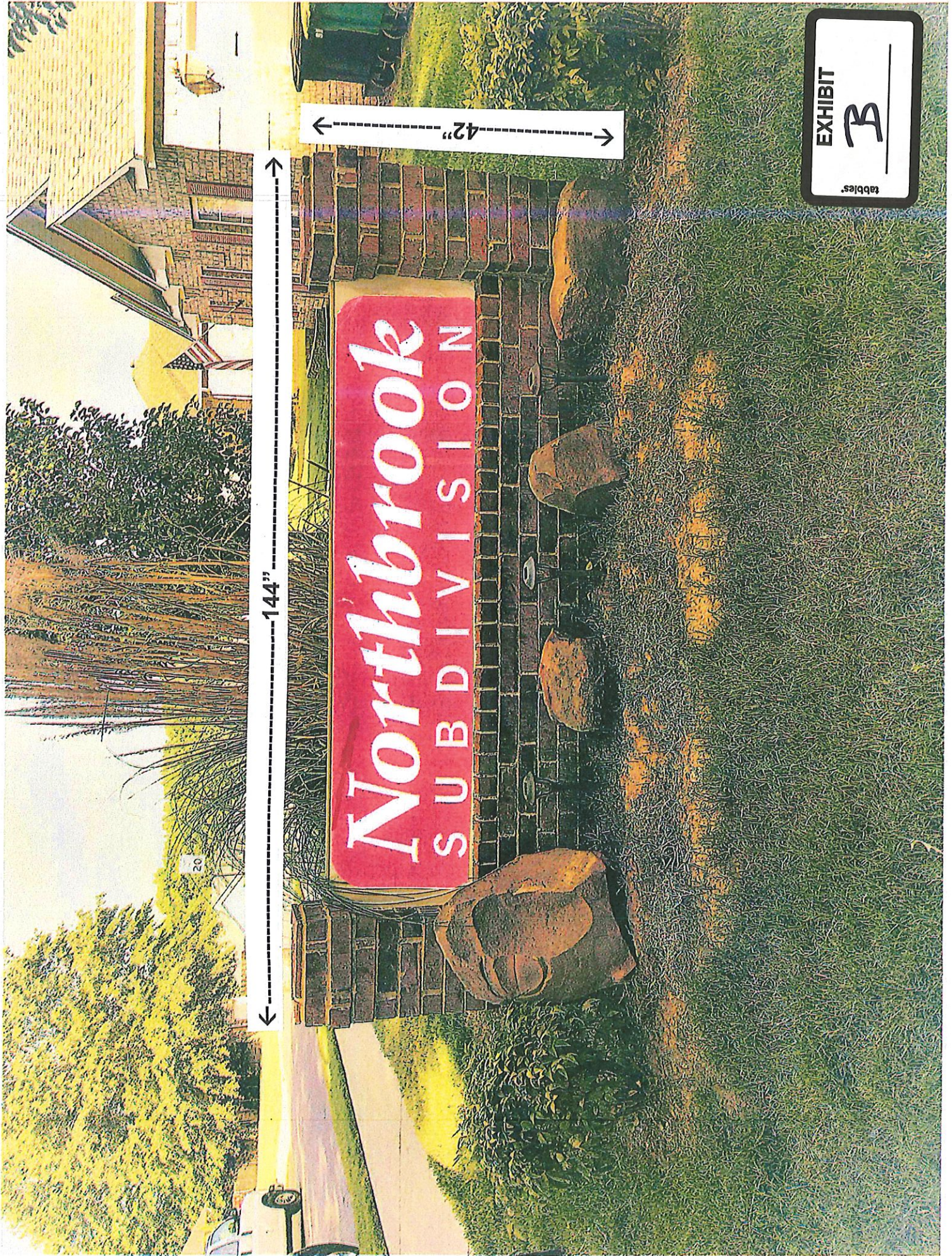
Ortho Map

1 inch = 30 feet



Date: 7/12/2018





EXHIBIT

B

tabbles®