

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TYPE 2 SHORT TERM RENTAL IN A PLANNED UNIT DEVELOPMENT (PUD) ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 605 ORANGE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Paul Kreth & Stacy Pendergrast Family Trust, 605 Orange Street, North Little Rock, Arkansas 72114, seeking a Special Use to allow a Type 2 Short Term Rental in a Planned Unit Development (PUD) zone located at 605 Orange Street; and

WHEREAS, the application was duly considered and denied (3 affirmative votes; 3 against; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 8, and the applicant is seeking approval from the North Little Rock City Council (see Letter attached hereto as Exhibit A); and

WHEREAS, a sign has been placed on the property, and certified notice of a public hearing to be held August 28, 2023 at 6:00 p.m. has been mailed to surrounding property owners.

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

SECTION 1: That a Special Use is approved to allow a Type 2 Short Term Rental in a Planned Unit Development (PUD) zone located at 605 Orange Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 1A, BLOCK 9 OF THE CLENNENNIN ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. (See maps and drawings attached hereto as Exhibit B.)

SECTION 2: That this Special Use shall be subject to the following:

1. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)
2. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
3. Only one unit on the property may be utilized as a Short-term Rental unit.
4. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:
 - a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;

- c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock Fire Department, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.
5. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
 6. Commercial functions and other similar events are prohibited at the transient use site.
 7. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
 8. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
 9. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
 10. Signage advertising the unit as a Short-Term Rental is not permitted.
 11. Any addition of outdoor activities must be reviewed by staff prior to construction.
 12. The addition of any outdoor recreation facilities must be reviewed by staff prior to the installation to determine if the addition requires review by the Planning Commission/City Council via a revision to the Special Use to allow the activities to occur

SECTION 3: That all ordinances or parts of ordinance 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 special use as described herein is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth and development of this land and 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 Terry G. Hartwick

SPONSOR:

ATTEST:

TERRY C. Hartwick
Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

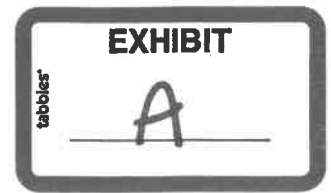
FOR CONSIDERATION ONLY

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:50</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>8/22/23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



City of North Little Rock Planning Department

June 26, 2023

700 W 29th Street

North Little Rock, AR 72114

Dear City Council and Planning Commission Members,

We are writing to request your consideration of our application for a short-term lease permit for our property located at 605 and 605 ½ Orange Street in Argenta, North Little Rock.

As passionate residents, we deeply value our connection to our historic Argenta Arts neighborhood. By offering our property for short-term rentals, we can share this wonderful community with guests. This additional income would enable us to invest in property maintenance and contribute to the local economy. We are responsible homeowners and we assure you that we are committed to upholding all local regulations and guidelines. We will diligently address any issues that may arise and maintain open lines of communication with our guests to ensure their adherence to community standards.

We kindly request your review of our application, taking into account the long-term benefits it brings both to us as homeowners and to the community as a whole. We are more than willing to provide any additional information or attend meetings to address any questions or concerns you may have.

Thank you for your time and consideration. We sincerely hope for a positive response, allowing us to continue living and contributing to the vitality of our beloved community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stacy Pendergrast'.

Stacy Pendergrast - pendergrasts@me.com

A handwritten signature in blue ink, appearing to read 'Paul Kreth'.

Paul Kreth - pkreth@me.com

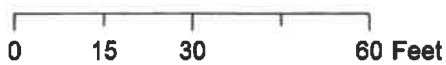
Special Use #2023-22

tabbles
EXHIBIT
B



Ortho Map

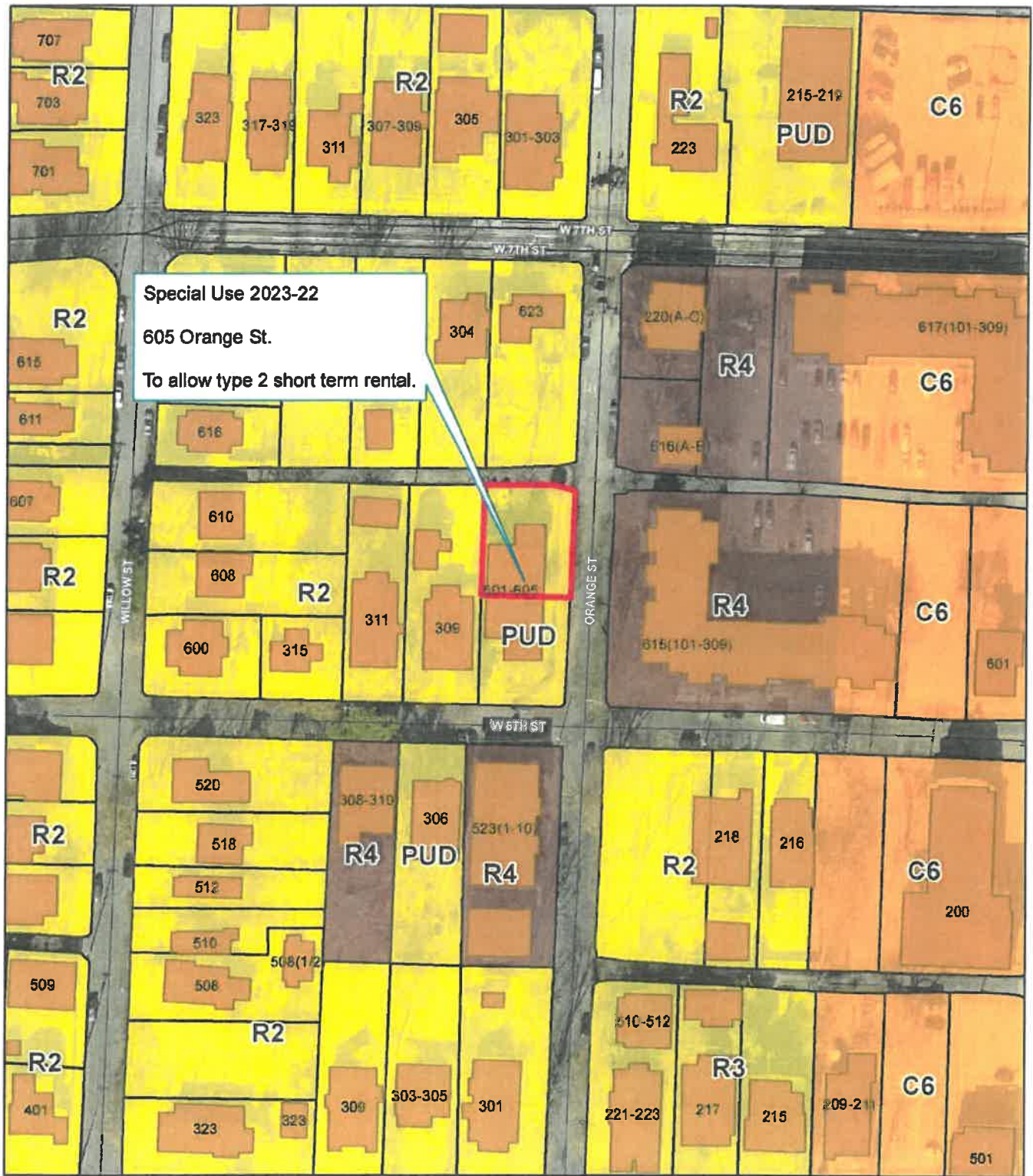
1 inch = 30 feet



Date: 7/11/2023

Not an actual survey

Special Use #2023-22



Zoning Map

1 inch = 100 feet



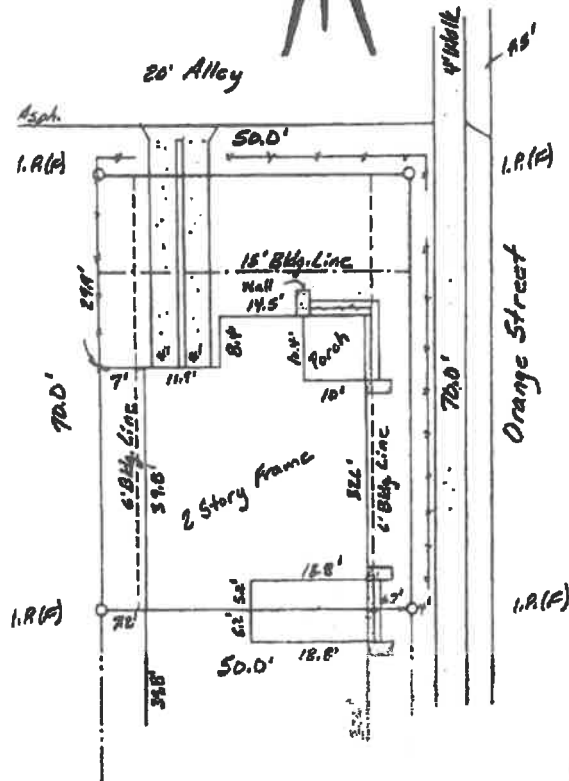
Date: 7/11/2023

Not an actual survey

Cunningham Surveying, LLC
 E.S. 'Stan' Cunningham, Jr. (PLS#1375)

Phone: 501-888-2535
 Cell: 501-993-1589
 Fax: 501-261-7655

2105 Lorraine Drive
 Little Rock, AR 72206
 Email: Scunn1375@aol.com



LEGAL DESCRIPTION

Lot 1A, Block 9, Clendenin's Addition, to the City of North Little Rock, Pulaski County, Arkansas.

Date of Survey: December 27, 2019
 Scale: 1" = 20'
 Property Address: 605 Orange Street, North Little Rock, AR 72114
 For Use & Benefit of: Paul G. Kreth and Stacy M. Pendergrast
 Waco Title



This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the vicinity. This certification is for and limited to the parties shown hereon.