

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A BED AND BREAKFAST IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3900 MONTICELLO DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Antonio and Susan Ridgel, 3900 Monticello Drive, North Little Rock, Arkansas 72116, seeking a Special Use to allow a bed and breakfast in an R4 zone located at 3900 Monticello Drive, which application was duly considered and denied (4 affirmative votes; 4 against; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 12, 2023; and

WHEREAS, the applicants are seeking approval from the North Little Rock City Council; and

WHEREAS, a sign has been placed on the property, and certified notice of a public hearing to be held October 9, 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 bed and breakfast in an R4 zone located at 3900 Monticello Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 20B, BLOCK 65 OF THE LAKEWOOD ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. (See maps and drawings attached hereto as Exhibit A.)

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

1. The owner shall occupy the residence.
2. Food service is limited to breakfast for those purchasing lodging and is not advertised to the general public as a restaurant.
3. The bed and breakfast may provide 2 guest rooms rented for sleeping purposes by guests.
4. One off-street parking space is to be provided per guest room.
5. Adding buildings or additions to the existing home in order to add more guest rooms is prohibited.
6. A sign with a maximum of 4 square feet of sign area mounted on the building face is permitted.
7. Meet the requirements of the Fire Marshal.

8. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.
9. Commercial functions and other similar events are prohibited.
10. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited.
11. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
12. All State and local fire, sanitation, and food service provisions shall be met.
13. Applicant must meet all applicable Federal, State, County and City requirements.
14. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
15. Business license to be issued after Planning Staff confirmation of requirements.

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 C. Hartwick

SPONSOR:

ATTEST:

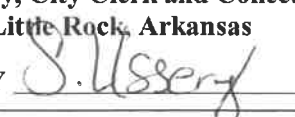

Council Member Charlie High

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:50	A.M.	_____	P.M.
By	A. Fields			
DATE	10.3.23			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

Special Use #2023-25

EXHIBIT

tabbies

A



Ortho Map

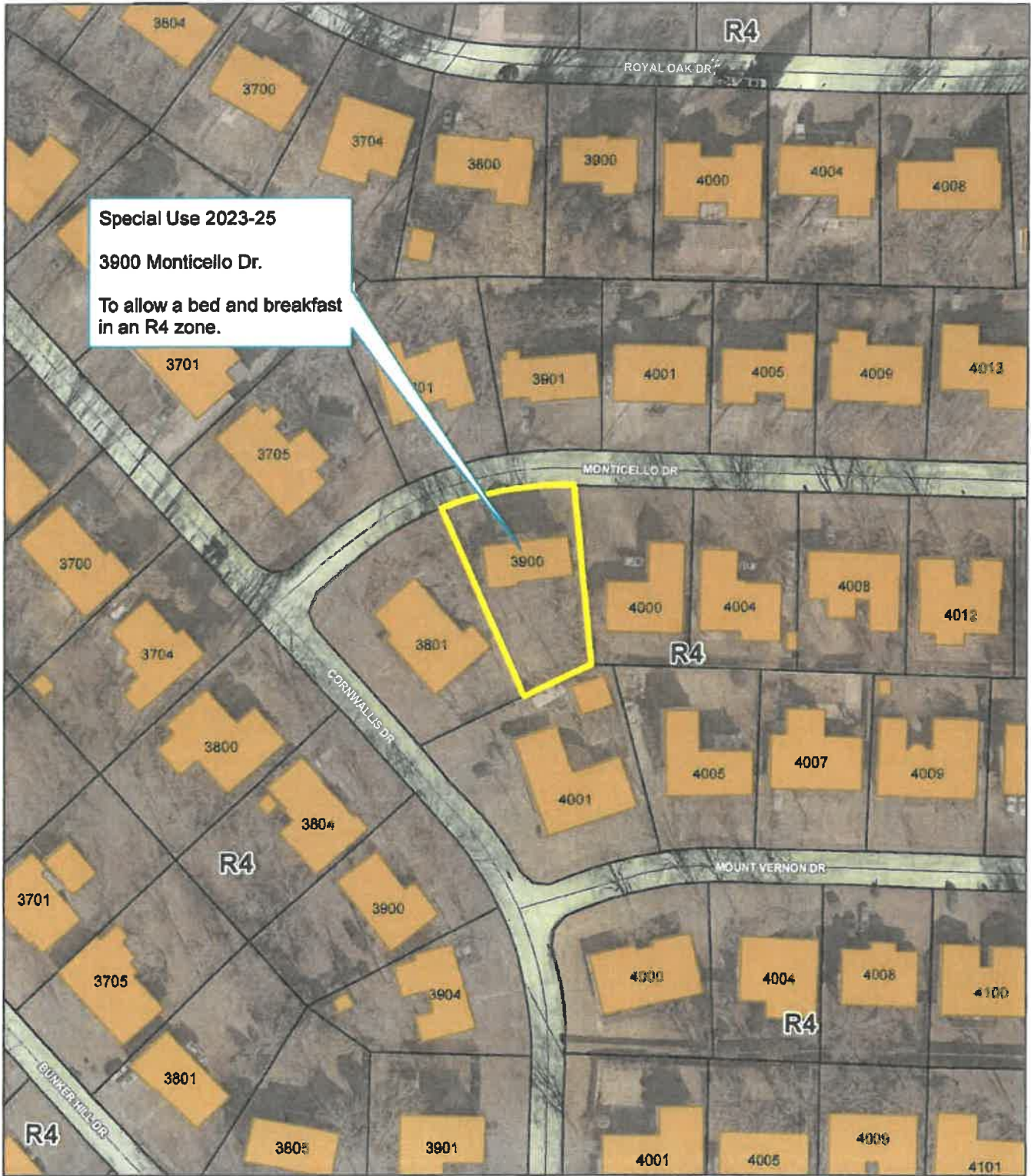
1 inch = 30 feet



Date: 8/7/2023

Not an actual survey

Special Use #2023-25



Special Use 2023-25
3900 Monticello Dr.
To allow a bed and breakfast
in an R4 zone.



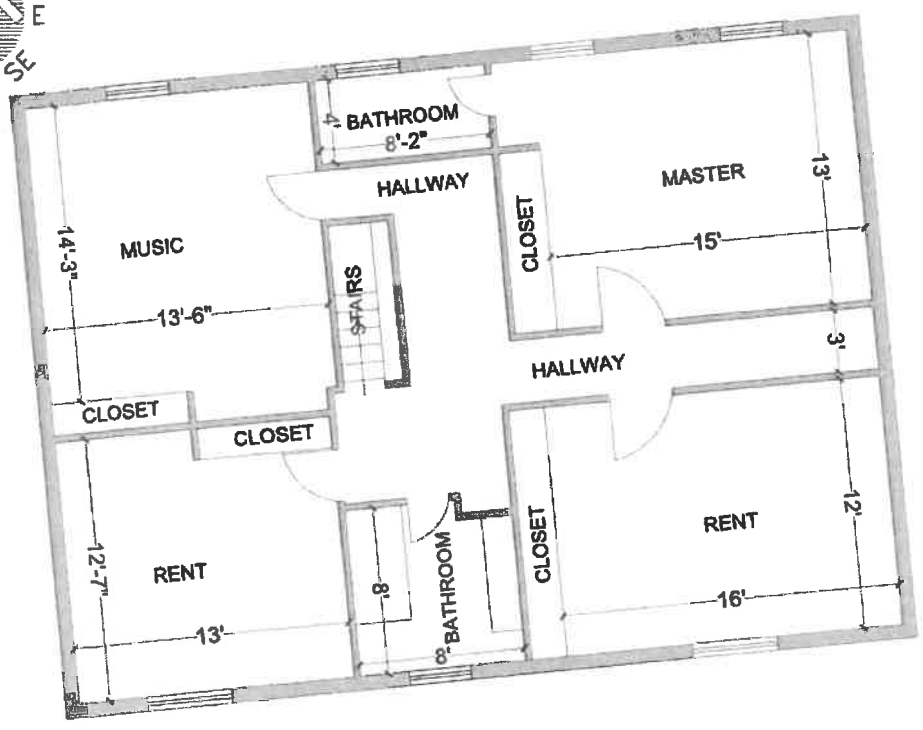
Zoning Map

1 inch = 100 feet



Date: 8/7/2023

Not an actual survey

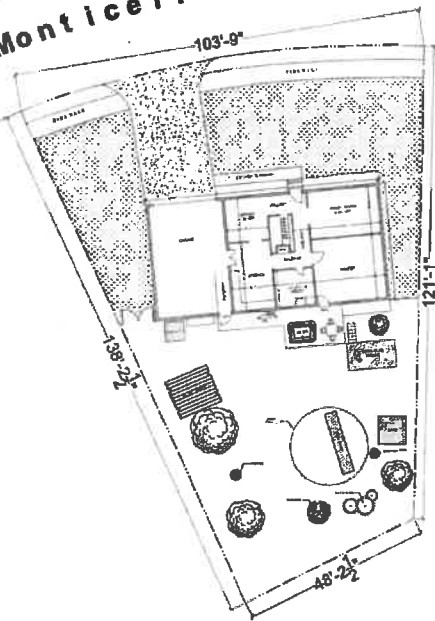


2ND FLOOR PLAN
 SCALE: 1/2" = 1'-0"

DATE: 11/18/16								
NOTES:								
PARCEL: ---								
TITLE: ---								
PROJECT: ---								
PROJECT ADDRESS: 3000 Montebello Dr, North Little Rock, AR 72116, USA								
PROJECT DESCRIPTION: 2nd floor plan of the property located at 3000 Montebello Dr, North Little Rock, AR 72116, USA.								
DATE: ---								
PROJECT NAME: LPETARS FLOOR PLAN								
DESIGNER: Karissa Allen								
<table border="1"> <tr> <td>Drawn by:</td> <td>Karissa Allen</td> </tr> <tr> <td>Checked by:</td> <td></td> </tr> <tr> <td>Approved by:</td> <td></td> </tr> <tr> <td>Scale:</td> <td>A:05</td> </tr> </table>	Drawn by:	Karissa Allen	Checked by:		Approved by:		Scale:	A:05
Drawn by:	Karissa Allen							
Checked by:								
Approved by:								
Scale:	A:05							



Monticello Dr



LEGENDS

DRIVEWAY	
SHED	
CABIN HOUSE	
GENERATOR	
PROPERTY LINE	
WALKWAY	
FENCE	
GRASS	
GOLF STRIP	

SITE PLAN
SCALE: $\frac{3}{32}'' = 1'-0''$



STAMP

NOTES

PARCEL: 1

INDEX

PROPERTY: NONE

PROJECT LOCATION:

3800 Monticello Dr, North Lake Road, AKC
72118, USA

PROJECT OWNER: INCORPORATED

DESIGN PROFESSIONAL:

Site plan of the property located at "3800 Monticello Dr,
North Lake Road, AKC 72118, USA"

CONTRACT NO:

PROJECT NAME:

SITE PLAN

DATE:

Kenan Allen



Yegorin Design
ARCHITECTS & INTERIORS
1000 Monticello Dr, North Lake Road, AKC
72118, USA

Drawn by:	
Checked by:	
Designed by:	
Drafted by:	
Scale:	A-02