

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THE CONTINUATION OF A TYPE 2 SHORT TERM RENTAL IN AN R1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4900 HICKORY AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Jason Newton, 4900 Hickory Avenue, North Little Rock, Arkansas 72116, seeking a Special Use to allow the continuation of a Type 2 Short Term Rental in an R1 zone located at 4900 Hickory Avenue, which was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 14, 2023.

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 the continuation of a Type 2 Short Term Rental in an R1 zone located at 4900 Hickory Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 68C, BEING A REPLAT OF LOT 68AR, BLOCK 200 PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR (See maps and drawings attached hereto as Exhibit A.)

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. 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.
4. 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.
 5. Commercial functions and other similar events are prohibited at the transient use site.
 6. 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.
 7. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
 8. 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.
 9. Signage advertising the unit as a Short-Term Rental is not permitted.
 10. Any addition of outdoor activities must be reviewed by staff prior to construction.

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 Hight

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:30</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>12-05-23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussey</u>			

Special Use #2023-38

EXHIBIT

tabbles

A



OrthoMap

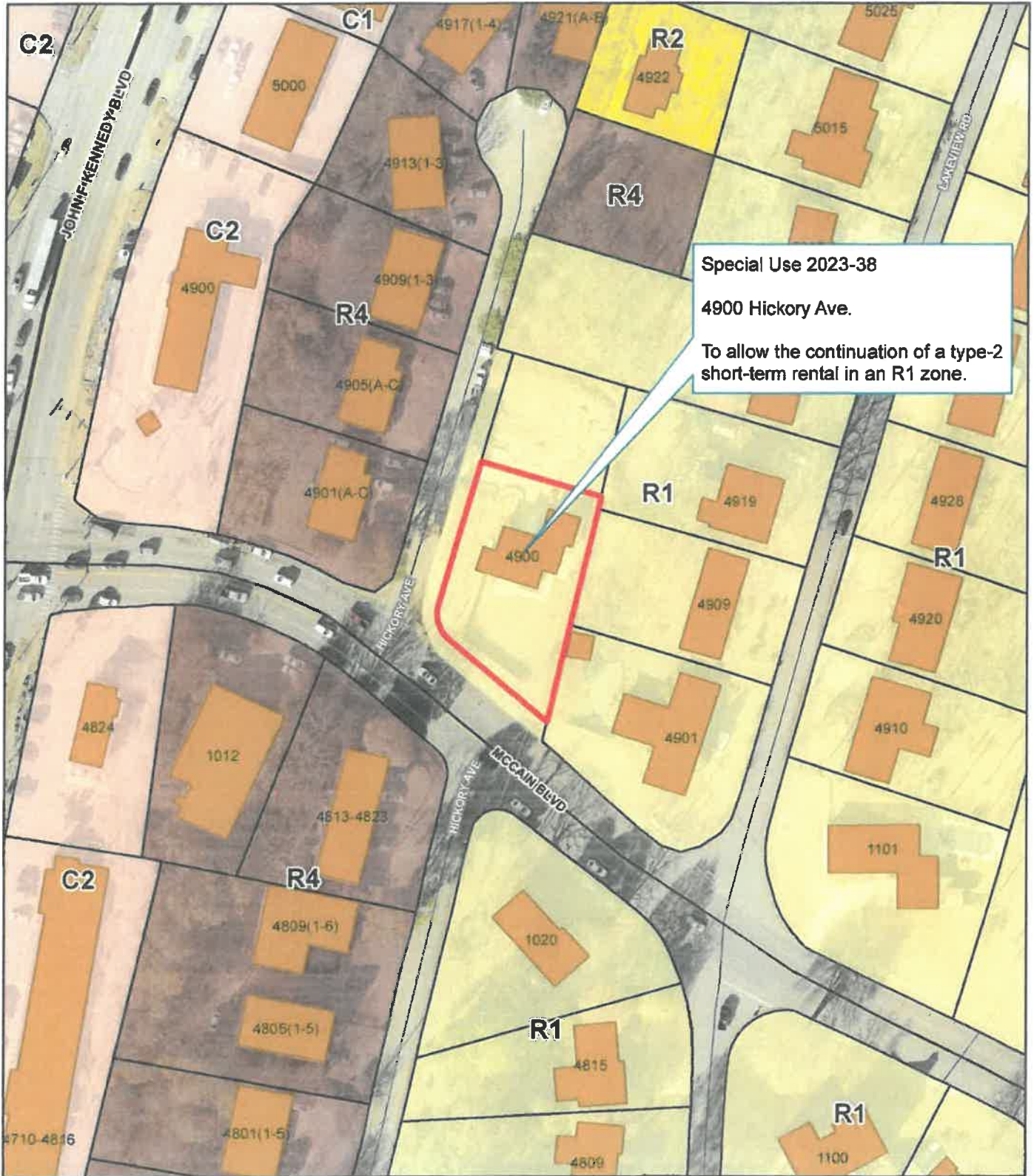
1 inch = 30 feet



Date: 9/14/2023

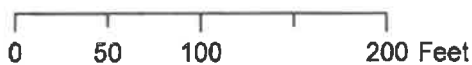
Not an actual survey

Special Use #2023-38



Zoning Map

1 inch = 100 feet

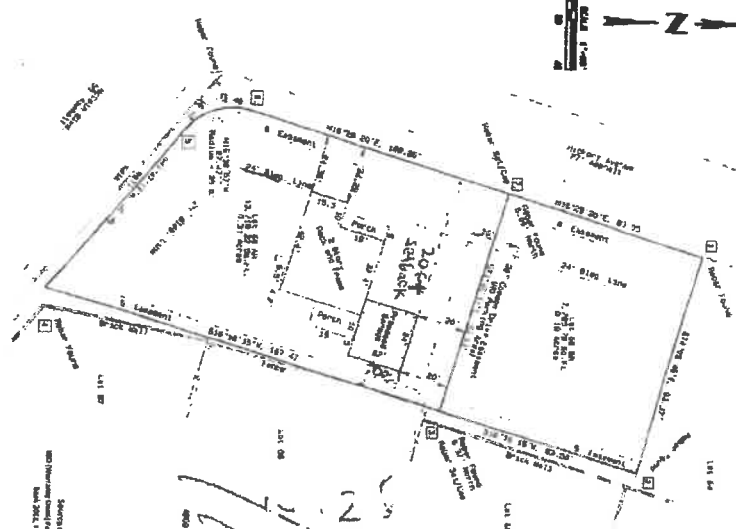
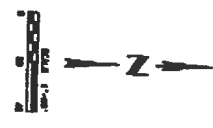


Date: 9/14/2023

Not an actual survey

REPLAT:
Lots 68AR and 68BR, Block 200, Park Hill Addition, N.L.R.

Map of the City of North Little Rock, Arkansas, showing the location of the subject property as indicated by a red outline.



LEGAL DESCRIPTION
Lot 68AR and 68BR, Block 200, Park Hill Addition, being a replat of lots 68R and 68B, Block 200, Park Hill Addition, to the City of North Little Rock, Pulaski County, Arkansas.

CERTIFICATE OF RECORDING

This document is being recorded for the purpose of recording the same in the public records of the State of Arkansas, and the recording of this document shall constitute the recording of the same in the public records of the State of Arkansas.

STATEMENT OF TAX APPLICABILITY

The subject property is being recorded for the purpose of recording the same in the public records of the State of Arkansas, and the recording of this document shall constitute the recording of the same in the public records of the State of Arkansas.

CERTIFICATE OF FIDELITY

I, the undersigned, being duly qualified and sworn to as a Notary Public for the State of Arkansas, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording.

NO.	NAME	ADDRESS	CITY	STATE	ZIP
1
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NO.	NAME	ADDRESS	CITY	STATE	ZIP
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10



CERTIFICATE OF OWNERSHIP

The undersigned, being duly qualified and sworn to as a Notary Public for the State of Arkansas, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording.

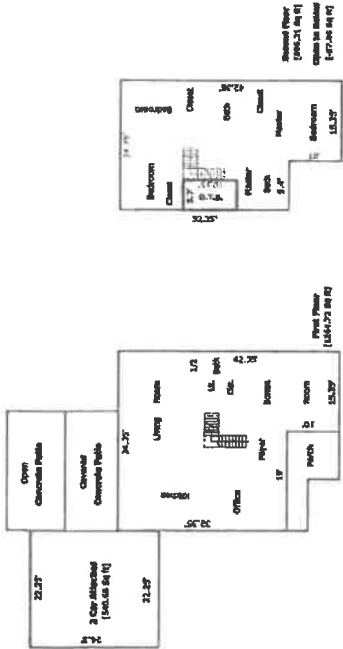
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REPLAT BY: QUANTUM INVESTMENTS, LLC
2102 Bedford Drive
Little Rock, AR 72206
501.648.2736
501.983.1288

LEGAL COUNSEL: QUANTUM INVESTMENTS, LLC
Address: 2102 Bedford Drive, Little Rock, AR 72206
Phone: 501.648.2736



TOTOL SEARCH by a la poodle, Inc.

Area Calculations Summary

Area	Area	Area	Area
Living Area	1769.72 Sq Ft	34.35 x 32.35 =	1111.22
First Floor	-57.86 Sq Ft	15.35 x 10 =	153.5
Open to Below	954.16 Sq Ft	18.85 x 5.7 =	57.86
Second Floor	2188.8 Sq Ft	24.75 x 32.35 =	800.66
Total Living Area (Residential)	540.07 Sq Ft	10 x 15.35 =	153.5
Non-Living Area	130.5 Sq Ft	24.3 x 22.25 =	940.07
2 Car Attached	250.8 Sq Ft	10 x 9.15 =	91.5
Open Porch	229.5 Sq Ft	9.85 x 4 =	39.4
Concrete Patio		22.8 x 11 =	290.8
Concrete Patio		10 x 22.95 =	229.5

Calculation Details

34.35 x 32.35 =	1111.22
15.35 x 10 =	153.5
18.85 x 5.7 =	57.86
24.75 x 32.35 =	800.66
10 x 15.35 =	153.5
24.3 x 22.25 =	940.07
10 x 9.15 =	91.5
9.85 x 4 =	39.4
22.8 x 11 =	290.8
10 x 22.95 =	229.5