

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A SHORT TERM RENTAL IN A R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1215 ROCKWATER BOULEVARD, UNIT A, IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Roger Colburn, P.O. Box 242510, Little Rock, Arkansas, seeking a special use for property located at 1215 Rockwater Boulevard, Unit A, to allow a short term rental in a R4 zone, which application was duly considered and approved (5 affirmative votes; 3 against; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on September 10, 2024.

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 for a short term rental in a R4 zone for the subject real property located at 1215 Rockwater Boulevard, Unit A, in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 7R, Block 13 of the Giles Addition to the City of North Little Rock, Pulaski County, Arkansas (See map 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, 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. Applicant shall meet all applicable Federal, State, County, and City requirements.
11. 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.

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:

Maurice Taylor

Council Member Maurice Taylor

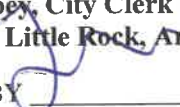
by AT

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11:15</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>12-17-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

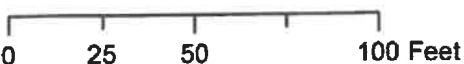
Special Use #2024-12

tabbies
EXHIBIT
A



Ortho Map

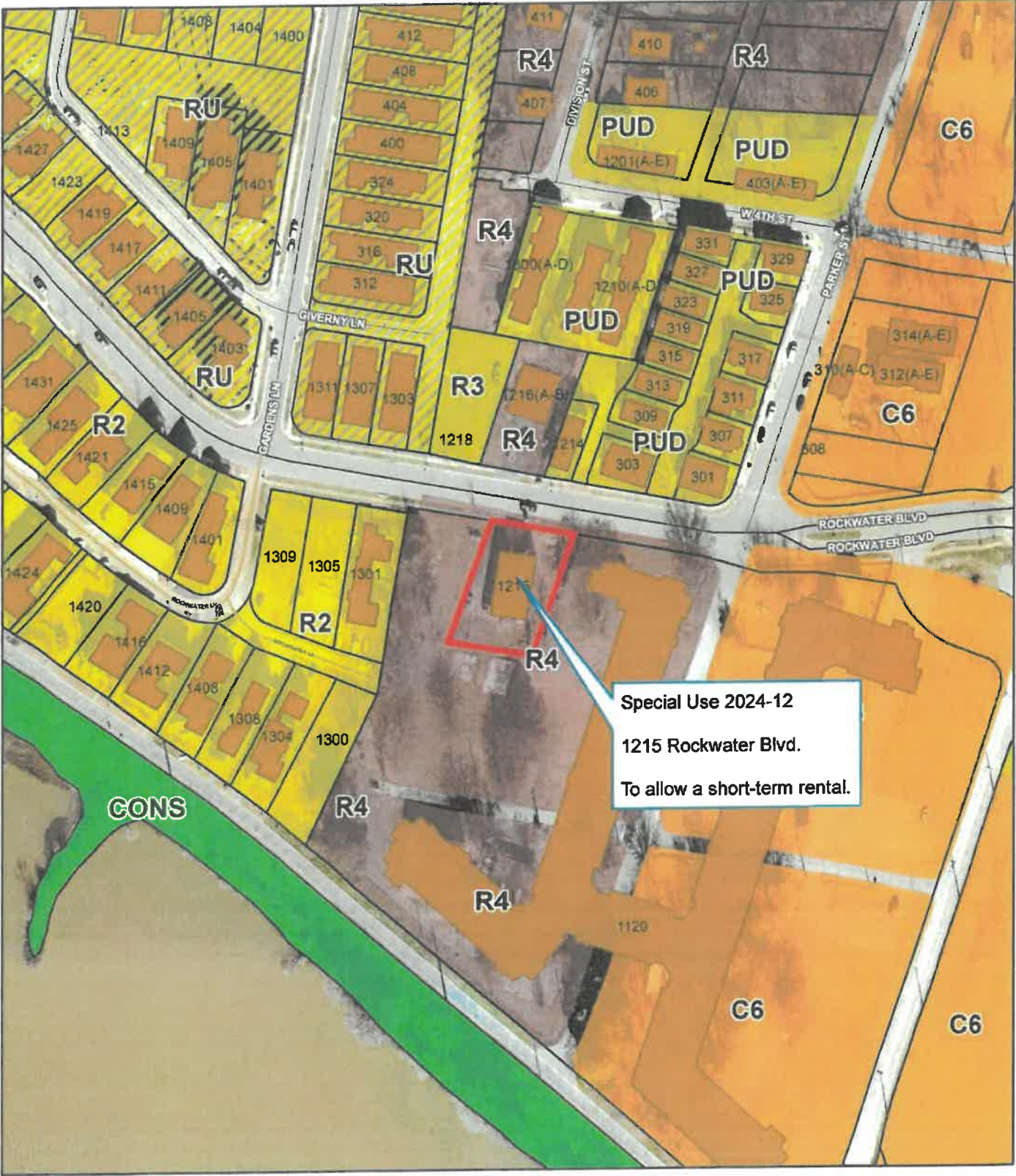
1 inch = 50 feet



Date: 8/7/2024

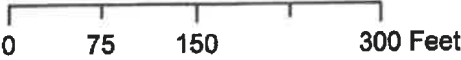
Not an actual survey

Special Use #2024-12



Ortho Map

1 inch = 150 feet



Date: 8/7/2024

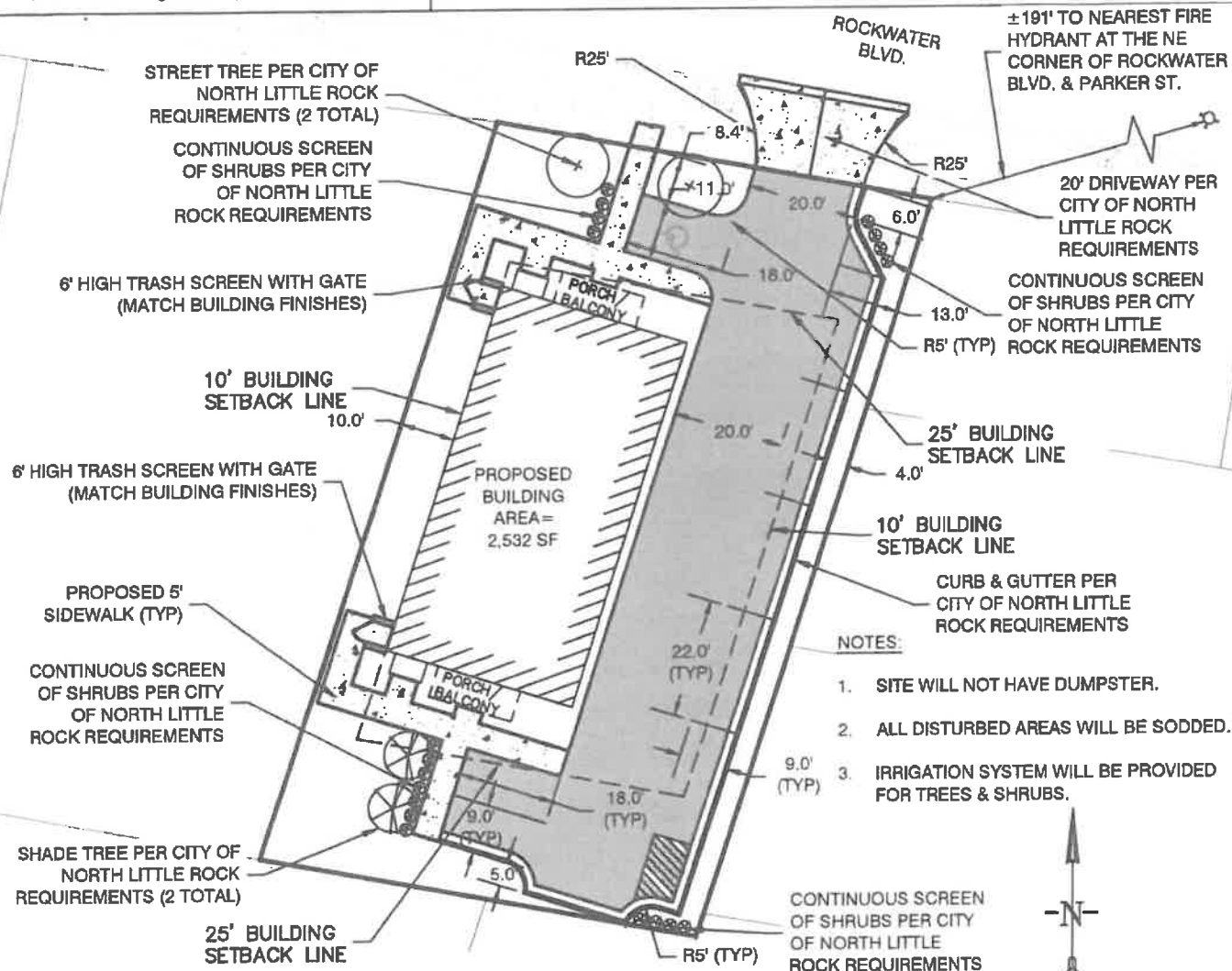
Not an actual survey

Designing our client's success

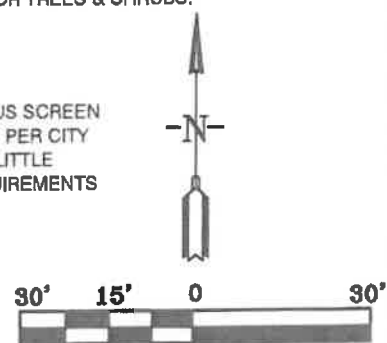
P.O. Box 116 (72018) Ph (501) 408-4650
2909 Military Road Fx (888) 900-3068
Benton, AR 72015 garnatengineering@gmail.com

Name: COBURN CONSTRUCTION
PO BOX 242510
LITTLE ROCK, AR 72223

▲ - Computed point
 ● - Found monument
 ● - Set #4 RB/Plas. Cap
 (M)-Measured
 (R)-Record
 (P)-Platted



A PART OF LOT 7 AND LOT 8, BLOCK 13, OF THE MRS. E.A.
GILES ADDITION, NORTH LITTLE ROCK, ARKANSAS

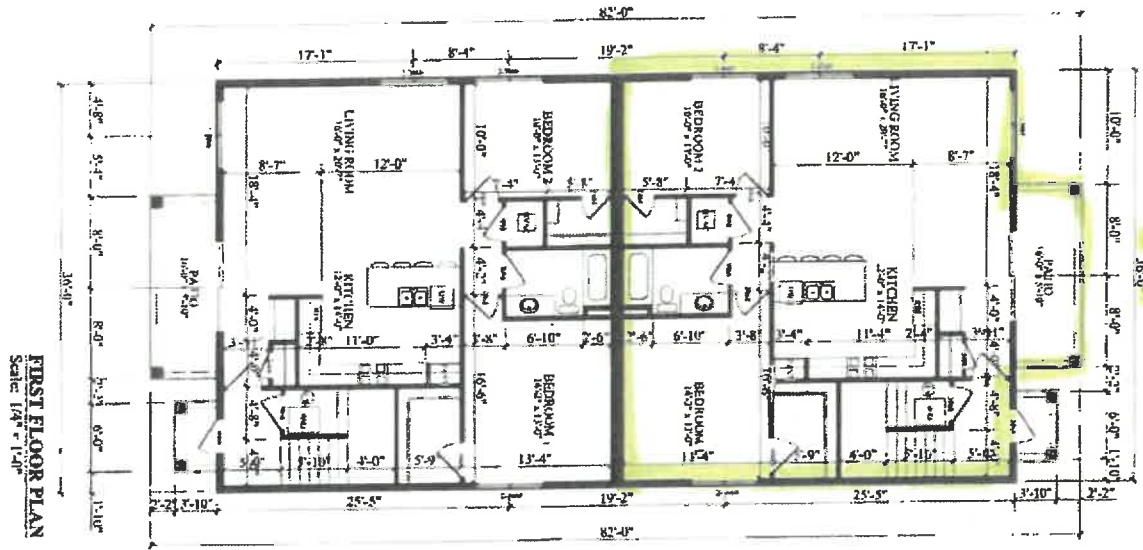


**19163
GILES
SUBDIVISION**

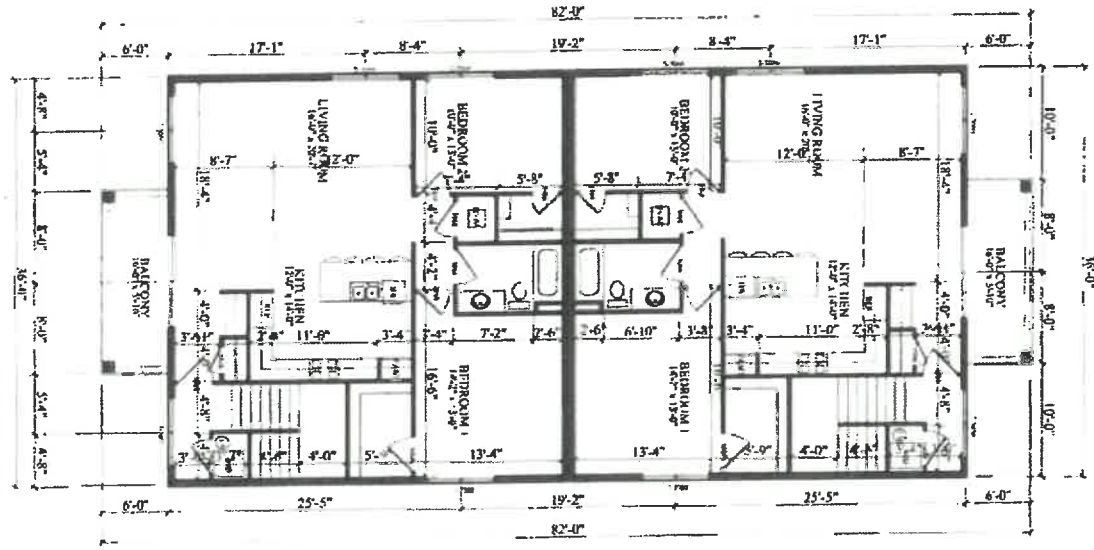
01/06/2020

This Plot Plan depicts the lot as it appears on the subdivision final plat. This drawing does not represent an actual survey.

According to the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Pulaski County unincorporated areas, panel #05119C0343G dated 7/6/2015, no portion lies within the 100 year flood hazard boundary.

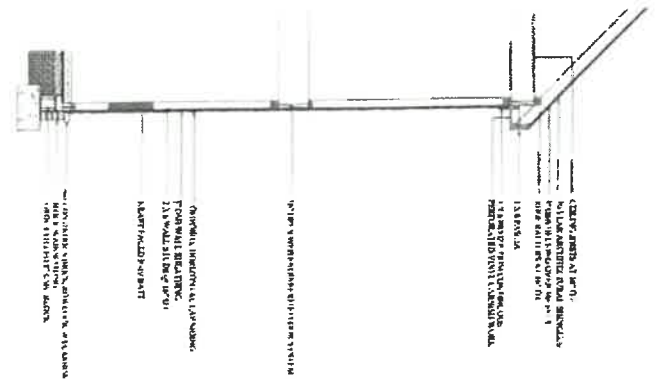


FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

TYPICAL SECTION (TWO STORY)
Scale: NTS



GILES SUBDIVISION	
PART OF LOT 7 & 6, BLOCK 11	
1210 WEST 3RD STREET	
NORTH LITTLE ROCK, AR 72114	
TOWNHOMES	
FLOOR PLAN SPECS.	
HEATING/COOL PER UNIT	1,025 SF
FLOORING PER UNIT	98 SF
STAIRWELL PER UNIT	140 SF
ENTRY PORCH PER 2 UNITS	25 SF
TOTAL UNDER RUMP	5,102 SF

NOTE: All ceiling heights 9' except where noted otherwise.