O-25-108

**ORDINANCE NO. ____**

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN ACCESSORY DWELLING UNIT IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1323 WEST 9TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Brian Deshun Wilson, 1323 West 9th Street, North Little Rock, Arkansas, seeking a conditional use for property located at 1323 West 9th Street to allow an accessory dwelling unity in the rear yard in an R4 zone, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting held on December 9, 2025 (see letter from Mr. Wilson attached hereto as Exhibit A).

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

SECTION 1: That a Conditional Use is approved for an accessory dwelling unit in the rear yard in an R4 zone for the subject real property located at 1323 West 9th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 7 Block 6 Vestals Addition to the City of North Little Rock, Pulaski County, AR (See maps attached collectively hereto as Exhibit B).

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

1. The proposed unit must meet all residential building codes listed in Chapter 4, Section 1.1.1 of the North Little Rock Municipal Code.
2. The unit is to be located on a platted lot with an existing owner occupied single-family dwelling unit.
3. The unit will be permitted on a platted lot with less than 9,000 square feet.
4. The unit is to be located in the rear yard of the platted lot.
5. The unit will be located ten feet from any other structure or property line.
6. The ADU is permitted as a two-story structure designed and constructed for the intended use as an accessory dwelling unit and must contain kitchen and bath facilities to facilitate habitation independent from the principal building.
7. The units is limited to an occupancy of one family.
9. There is to be only one accessory dwelling unit per platted lot.
10. Utilities are to be provided, natural gas, water, wastewater and electric, metered with the owner occupied single-family dwelling unit.
11. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
12. Applicant must meet all applicable Federal, State, County and City requirements.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.

14. Required permits and/or business license must be obtained within 12-months of the date of approval of the Conditional Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Conditional Use.

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 conditional 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:

Nicole Hart

Council Member Nicole Hart

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:02 A.M. _____ P.M.
By Amy Fields UA
DATE 12-16-25
**Diane Whitbey, City Clerk and Collector**
**North Little Rock, Arkansas**
RECEIVED BY

EXHIBIT
tabbies
A

**James, Donna**

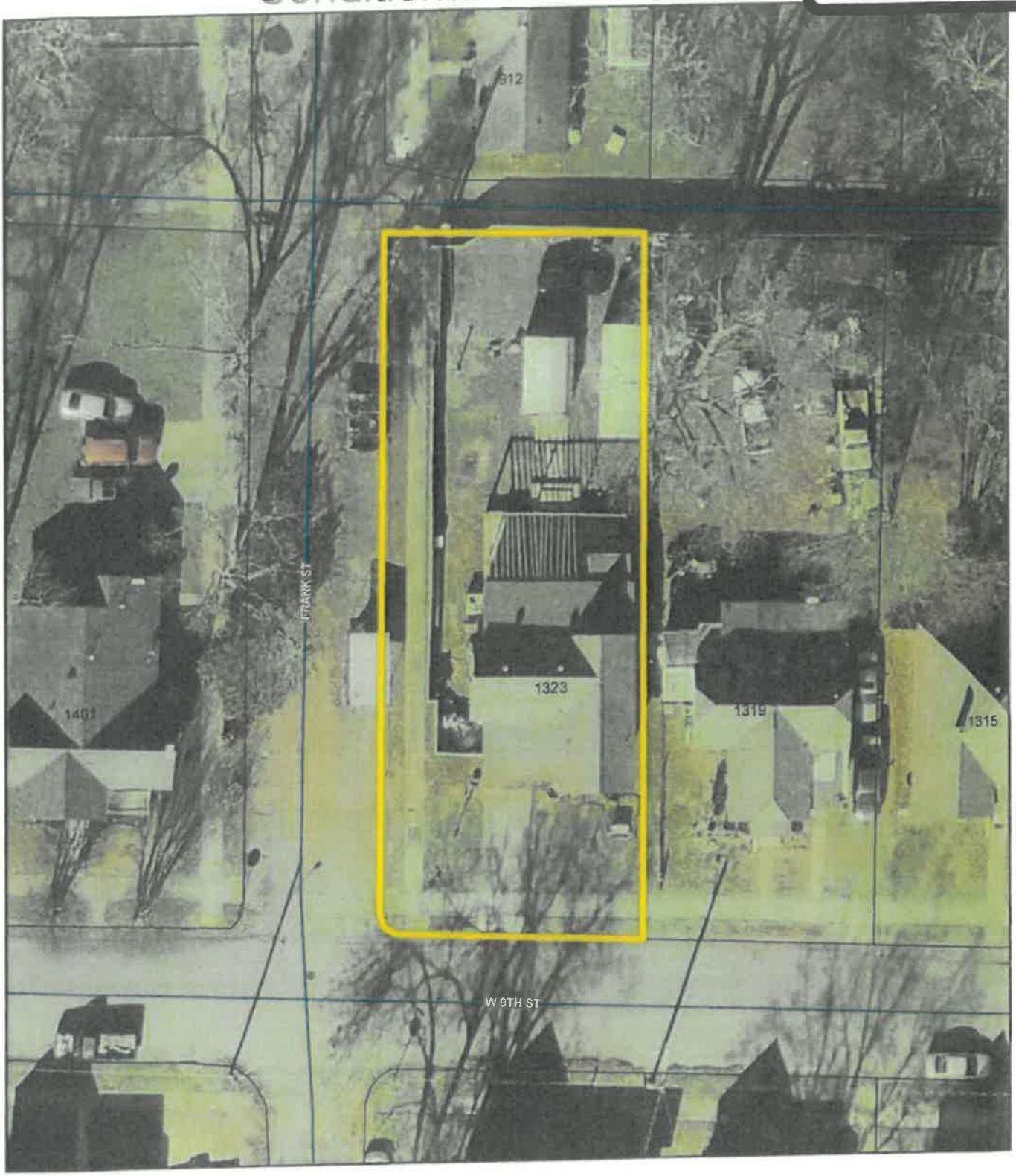
**To:** Brian Wilson
**Subject:** RE: Im trying to add a conditional use building in my back yard. 1323 w 9th st nlr ar 72114 Brian Wilson

EXHIBIT

tabbles'

B

# Conditional Use # 2025-12




Ortho Map

1 inch = 30 feet

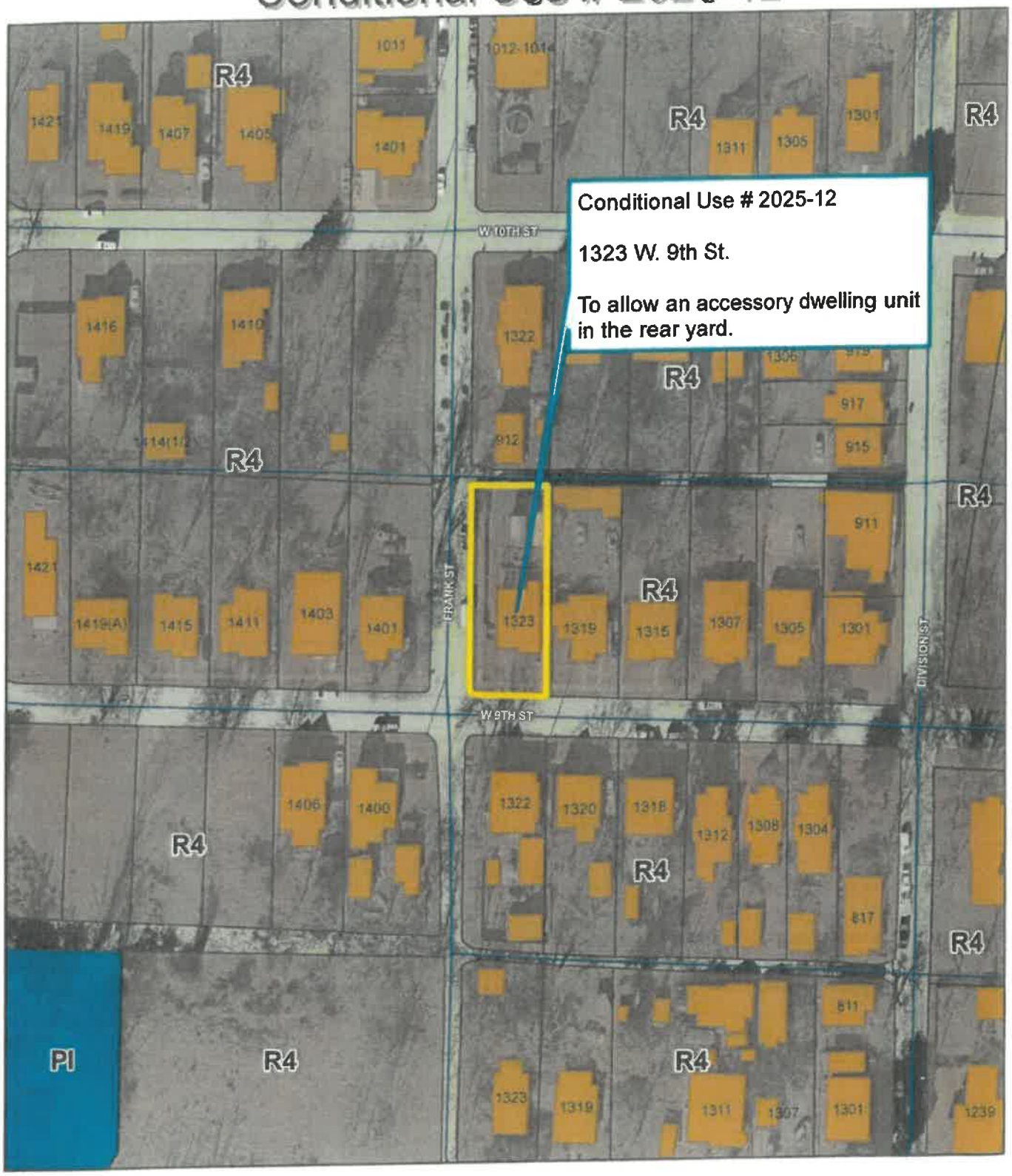
0 15 30 60 Feet

N W E S

Map is not to survey accuracy

Date: 11/12/2025

# Conditional Use # 2025-12




Zoning Map

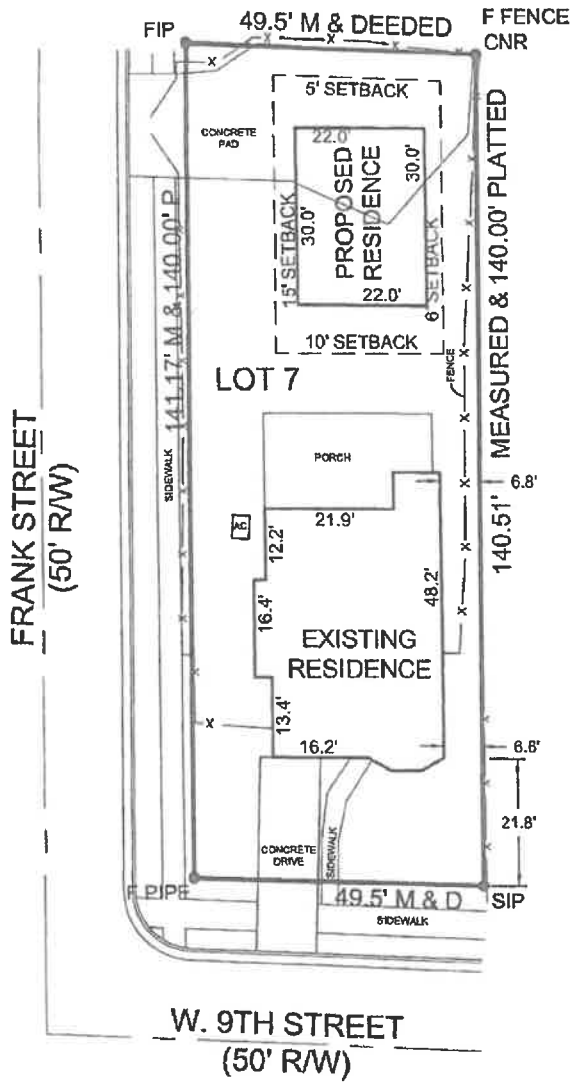
1 inch = 100 feet

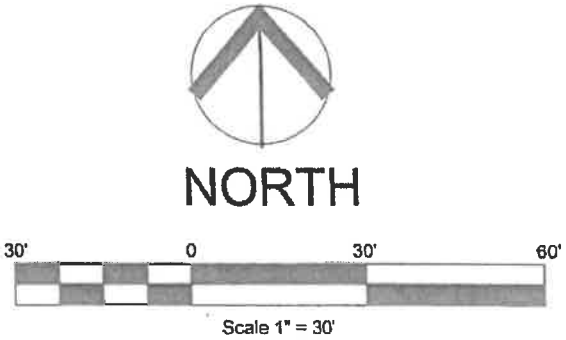
0 50 100 200 Feet

N W E S

Map is not to survey accuracy

Date: 11/12/2025




CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1619
SIGNATURE
AARON K. ROBINSON
PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANEL 050182 0343 G (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

## CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
ARKANSAS LICENSE NO. 1619

Revised: October 22, 2025

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com
E-mail: arobinson@bondce.com

Prepared For:
Brian Wilson
1323 W. 9th Street
N. Little Rock, AR 72114

# FINAL PLOT PLAN
VESTALS ADDITION
BLOCK 6, LOT 7
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

| | |
|---|---|
| Scale: | 1" = 30' |
| Date: | April 3, 2025 |
| Job No.: | 10713 |
| Drawn By: | RAS |