

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN ACCESSORY DWELLING UNIT IN AN R2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 406 WEST 5TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Woodgate Properties LLC, 406 West 5th Street, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 406 West 5th Street to allow an accessory dwelling unit in an R2 zone, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on October 14, 2025 (see letter from applicant 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 an R2 zone for the subject real property located at 406 West 5th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 3, Block 4 of Faucette's Addition to the City of North Little Rock, Pulaski County, Arkansas (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 units is proposed within an R2 Zoning District.
3. The unit is only permitted on the platted lot with the one existing owner occupied single-family dwelling unit.
4. The unit will be permitted on platted lot with less than 9,000 square feet.
5. The unit is to be located in the rear yard of the platted lot.
6. The unit will be located ten feet from any other structure or property line.
7. The lot coverage with the ADU and the pool is permitted to exceed 50 percent of the rear yard buildable area.
8. 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.
9. The units is limited to an occupancy of one family.
10. There is to be only one accessory dwelling unit per platted lot.
11. Utilities are to be provided, natural gas, water, wastewater and electric, metered with the owner occupied single-family dwelling unit.

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:

SPONSOR:

Council Member Linda Robinson

APPROVED:

Mayor Terry C. Hartwick

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED _____ A.M. _____ P.M.

By _____

DATE _____

**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY _____

EXHIBIT A

Woodgate Properties LLC
406 W 5th Street
North Little Rock, AR 72114

Please accept this application request for a Conditional Use to allow the placement of an accessory dwelling unit on our property. The attached elevations and site plan indicate the details of the request.

Respectfully submitted,

Kerry Welch

Kerry Welch

PROJECT ADDRESS
406WEST5TH ST,
NORTH LITTLE ROCK, AR 72114

spaces
2love

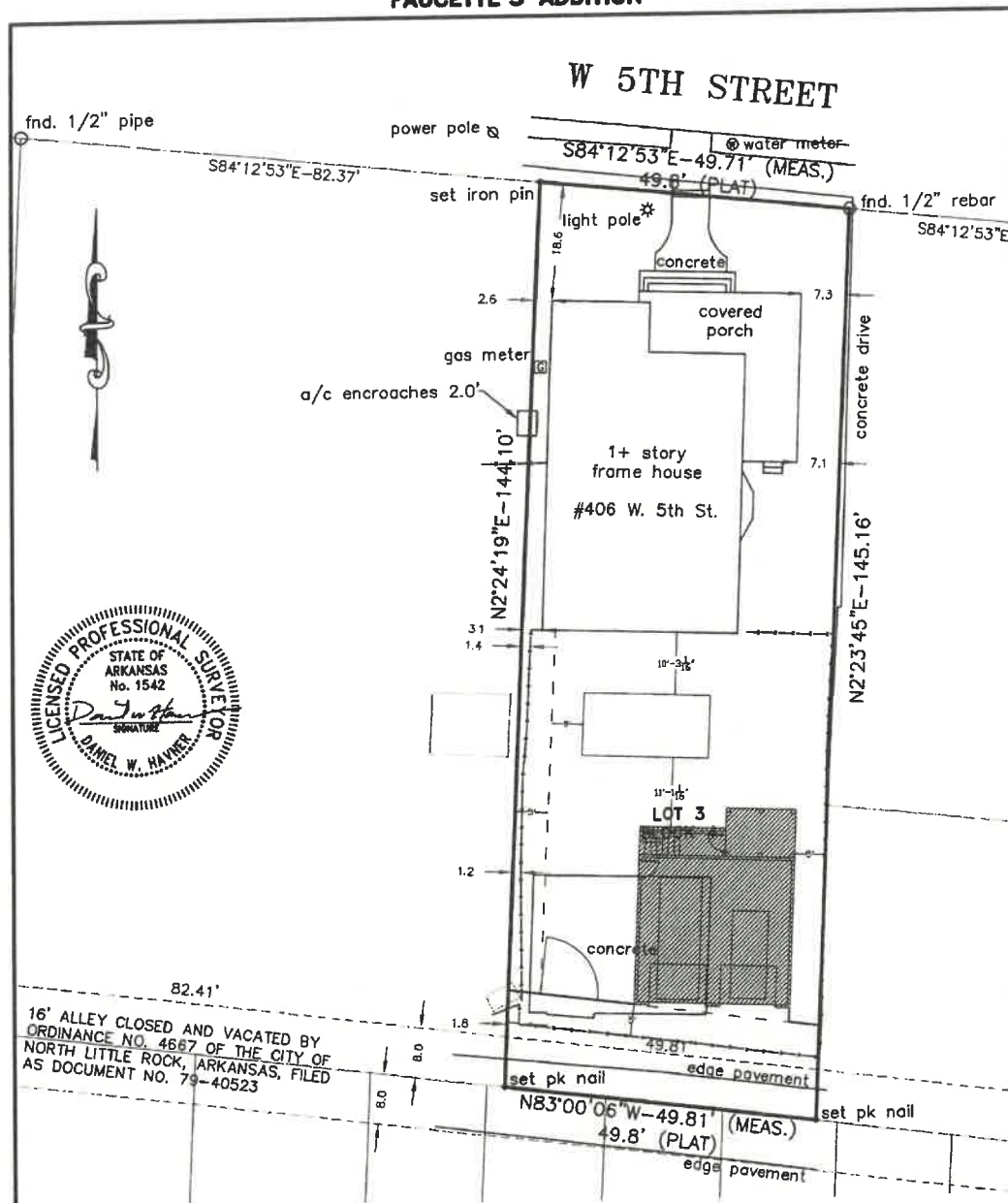
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
FIRST FLOOR PLAN

SCALE:
1/16" = 1'-0"

DATE:

A1



LOT 3, BLOCK 4, FAUCETTE'S ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
AND
THE N1/2 OF A STRIP OF LAND FORMERLY AN ALLEY THAT IS
ABUTTING AND CONTIGUOUS OF LOT 3, BLOCK 4, FAUCETTE'S ADDITION
TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
AND WAS CLOSED AND VACATED BY ORDINANCE NO. 4667 OF THE
CITY OF NORTH LITTLE ROCK, ARKANSAS FILED AS DOCUMENT NUMBER
79-40523, RECORDS OF PULASKI COUNTY, ARKANSAS.

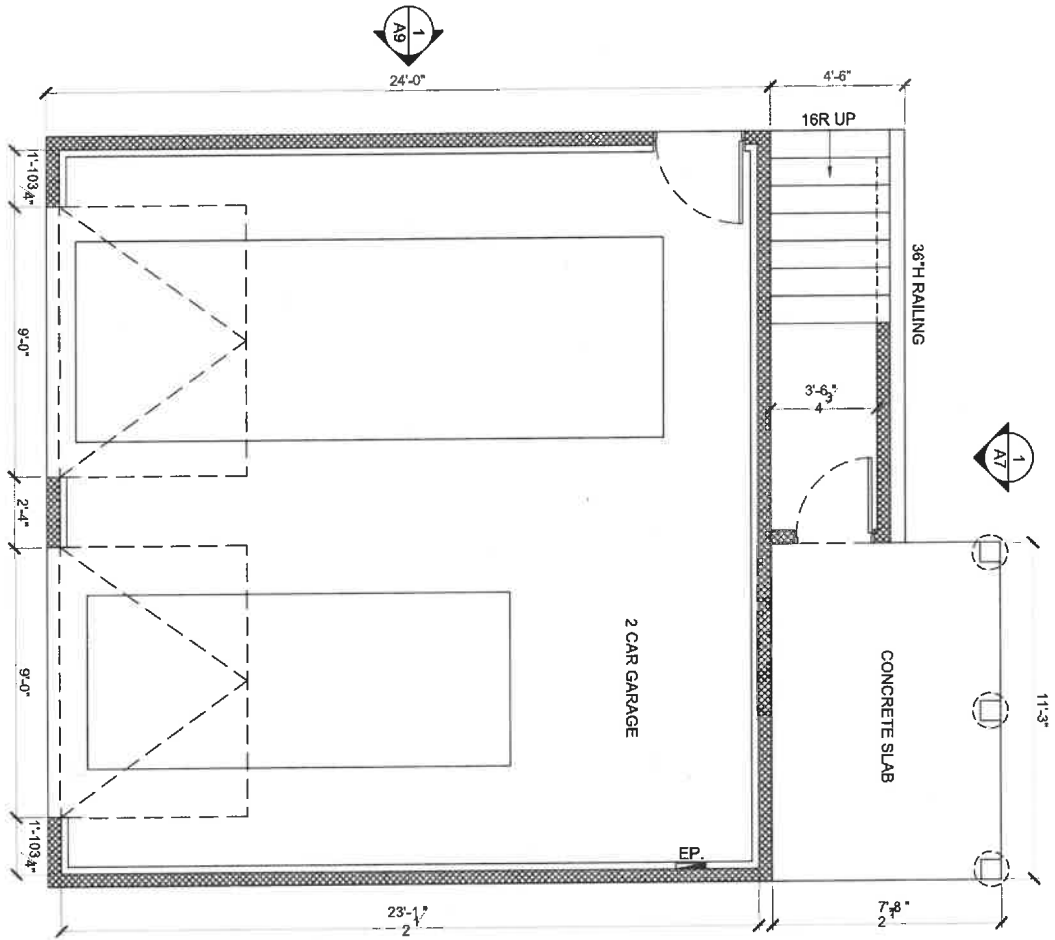
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD
BOUNDARY AS SHOWN ON THE RECORDED PLAT.

FOR USE & BENEFIT OF: WOODSGATE PROPERTIES LLC

G:\DWG\2024\24-1400 - Lot 3 Block 4 Foucettes Addition\survey.dwg

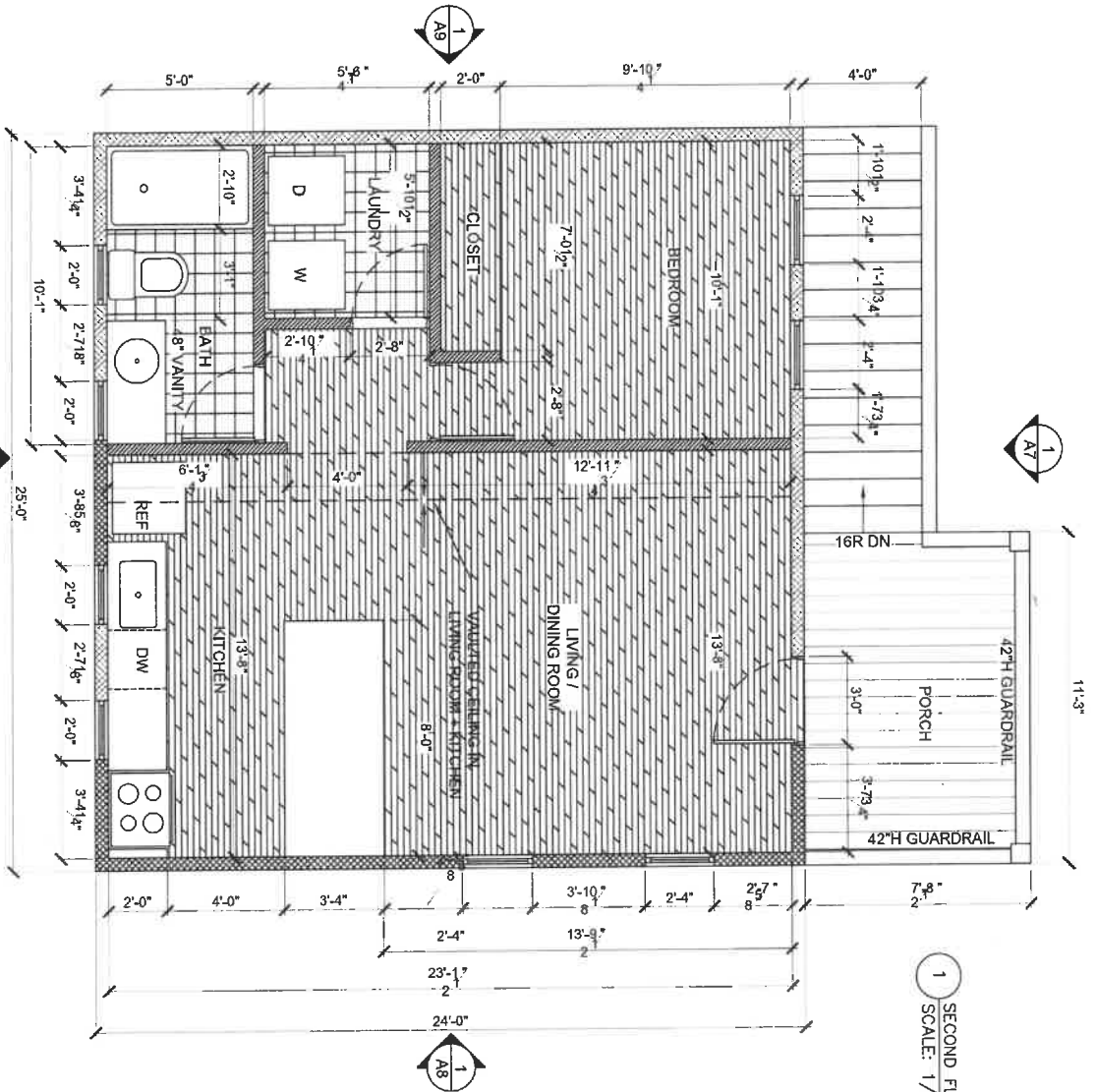
DRAWING LEGEND	
	2x6 WOOD STUD EXTERIOR WALL. SEE DETAIL 3/A10
	2x4 WOOD STUD INTERIOR WALL. SEE DETAIL 2/A10
	CONCRETE WALL.
	CONCRETE FLOOR
	HARDWOOD FLOORING
	TILE FLOORING
	COUNTERTOP



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

PROJECT ADDRESS 406WEST15TH ST. NORTH LITTLE ROCK, AR 72114		 spaces 210VE		PROJECT DESCRIPTION: KERRY WELCH		SHEET TITLE: FIRST FLOOR PLAN		SCALE: AS NOTED		DATE: 08.28.2025		A2	
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DRAWING LEGEND	
	2x6 WOOD STUD EXTERIOR WALL. SEE DETAIL 3/A10
	2x4 WOOD STUD INTERIOR WALL. SEE DETAIL 2/A10
	CONCRETE WALL.
	CONCRETE FLOOR
	HARDWOOD FLOORING
	TILE FLOORING
	COUNTERTOP



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

PROJECT ADDRESS
408WEST15TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
2
love

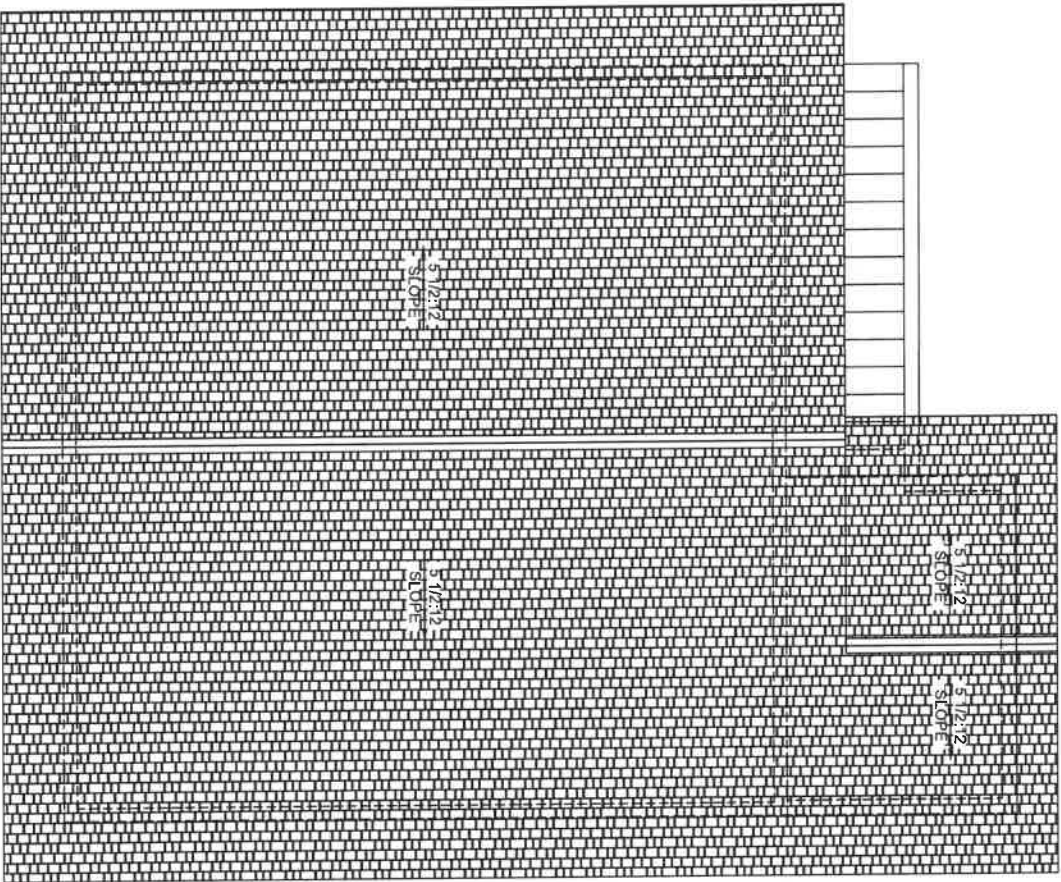
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KERRY WELCH

SHEET TITLE:
SECOND FLOOR PLAN

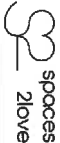
SCALE:
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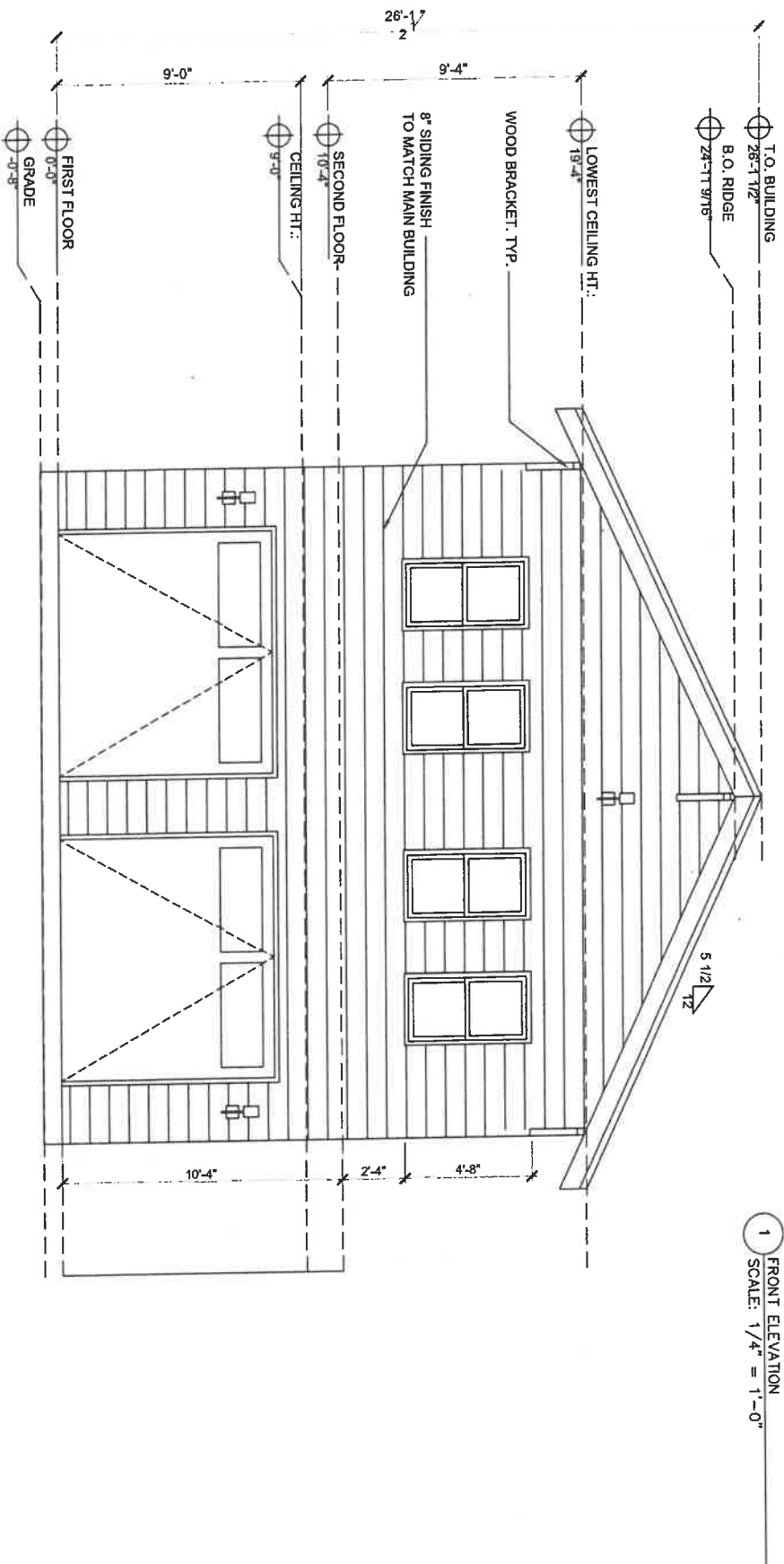
DATE:
08.28.2025

A3



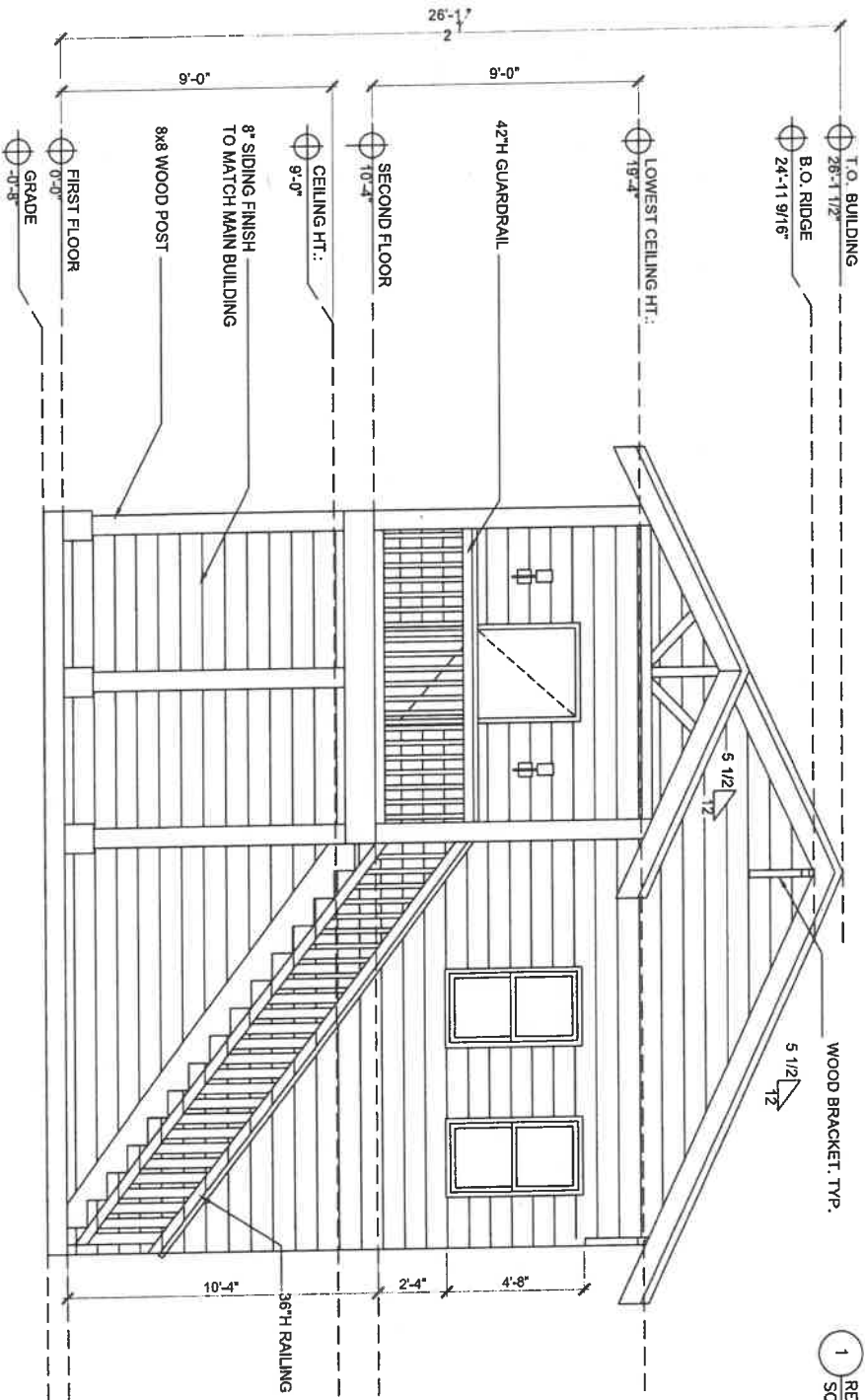
1 ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS 406 WEST 15TH ST. NORTH LITTLE ROCK, AR 72114			PROJECT DESCRIPTION: KERRY WELCH		SHEET TITLE: ROOF PLAN & WALL DETAILS		SCALE: AS NOTED	DATE: 08.28.2025	A4



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS 406 WEST 5TH ST, NORTH LITTLE ROCK, AR 72114	spaces 2/love	PROJECT DESCRIPTION: KERRY WELCH	SHEET TITLE: FRONT ELEVATION	SCALE: AS NOTED	DATE: 08.28.2025	A5
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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS
406 WEST 15TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
2love

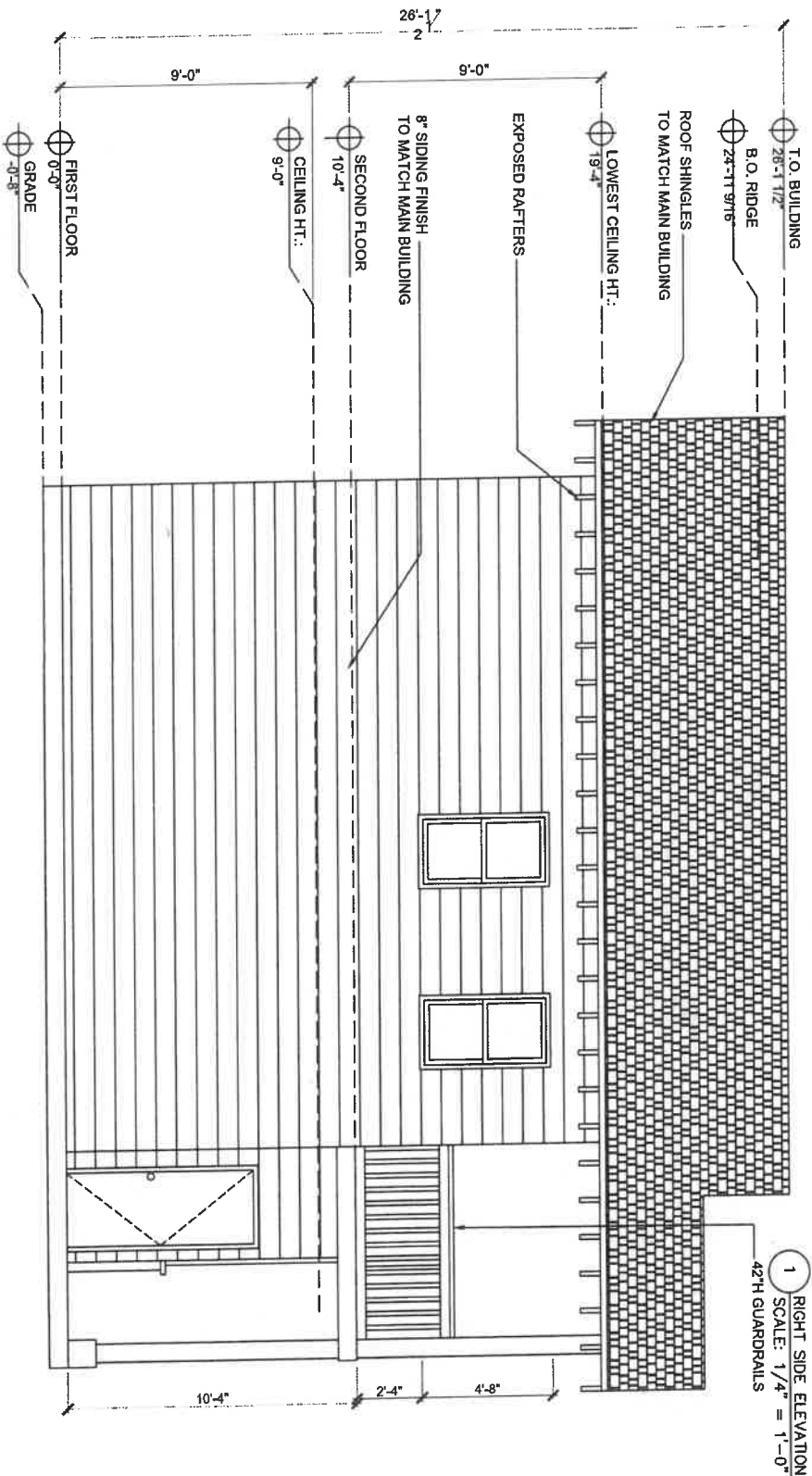
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
REAR ELEVATION

SCALE:
AS NOTED

DATE:
08.28.2025

A6



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
42" GUARDRAILS

PROJECT ADDRESS
406 WEST 5TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
2/love

PROJECT DESCRIPTION:
KERRY WELCH

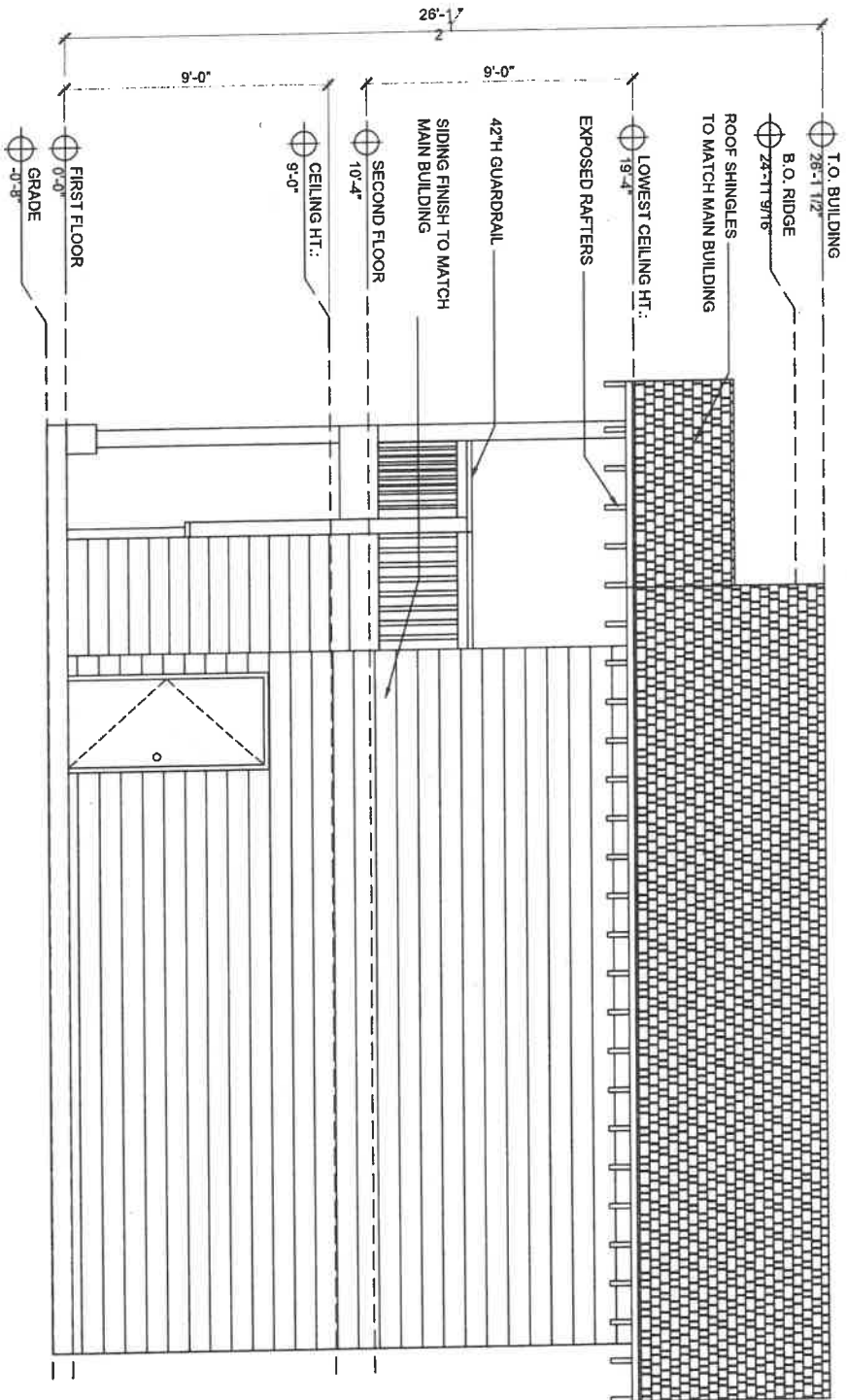
SHEET TITLE:
RIGHT SIDE ELEVATION

SCALE:
AS NOTED

DATE:
08.28.2025

A7

1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT ADDRESS
408 WEST 15TH ST,
NORTH LITTLE ROCK, AR 72114

spaces
21love

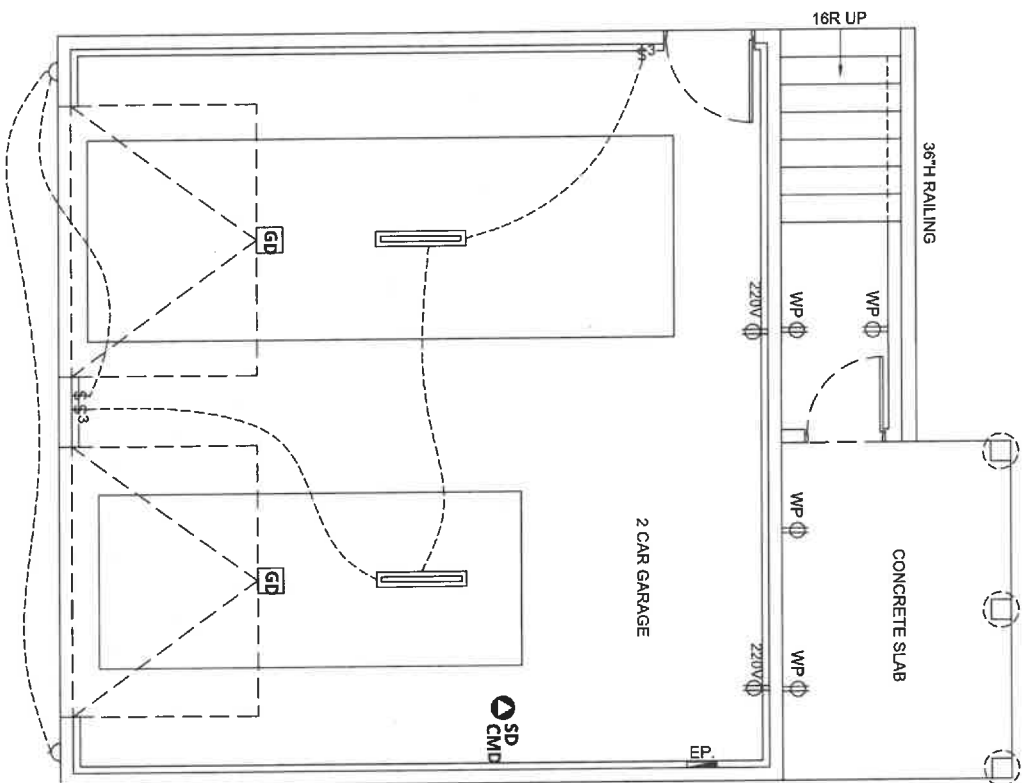
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
LEFT SIDE ELEVATION

SCALE:
AS NOTED

DATE:
08.28.2025

A8

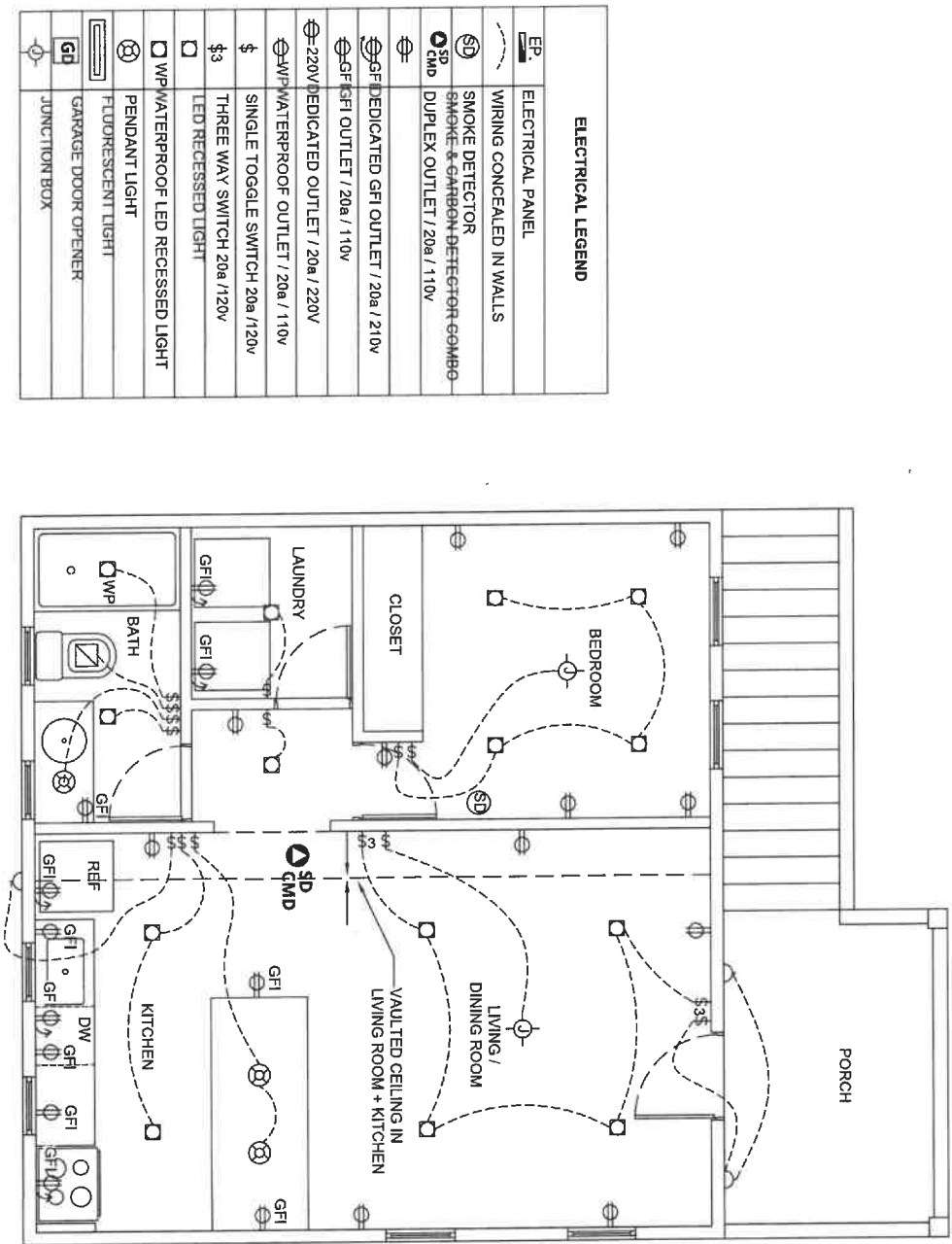


1 FIRST FLOOR PLAN -
SCAFFOLDING = 1'-0"

ELECTRICAL LEGEND	
	ELECTRICAL PANEL
	WIRING CONCEALED IN WALLS
	SMOKE DETECTOR
	SMOKE & CARBON DETECTOR
	DUPLEX OUTLET / 20a / 110v
	DEDICATED GFI OUTLET / 20a / 210v
	DEDICATED GFI OUTLET / 20a / 110v
	DEDICATED OUTLET / 20a / 220V
	WATERPROOF OUTLET / 20a / 110v
	SINGLE TOGGLE SWITCH 20a / 120v
	THREE WAY SWITCH 20a / 120v
	LED RECESSED LIGHT
	WATERPROOF LED RECESSED LIGHT
	PENDANT LIGHT
	FLUORESCENT LIGHT
	GARAGE DOOR OPENER
	JUNCTION BOX

PROJECT ADDRESS 406WEST15TH ST, NORTH LITTLE ROCK, AR 72114		PROJECT DESCRIPTION: KERRY WELCH		SHEET TITLE: FIRST FLOOR ELECTRICAL PLAN		SCALE: AS NOTED	DATE: 08.28.2025	A9
spaces 21/0VE 								

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



ELECTRICAL LEGEND	
EP	ELECTRICAL PANEL
---	WIRING CONCEALED IN WALLS
SD	SMOKE DETECTOR
SD	SMOKE & CARBON DETECTOR GCMBO
CMD	DUPLEX OUTLET / 20a / 110v
⊕	GFI DEDICATED GFI OUTLET / 20a / 210v
⊕	GFI GFI OUTLET / 20a / 110v
⊕	220V DEDICATED OUTLET / 20a / 220V
⊕	WP WATERPROOF OUTLET / 20a / 110v
\$	SINGLE TOGGLE SWITCH 20a / 120v
\$3	THREE WAY SWITCH 20a / 120v
⊕	LED RECESSED LIGHT
⊕	WP WATERPROOF LED RECESSED LIGHT
⊕	PENDANT LIGHT
⊕	FLUORESCENT LIGHT
GFI	GARAGE DOOR OPENER
⊕	JUNCTION BOX

PROJECT ADDRESS 406 WEST 5TH ST. NORTH LITTLE ROCK, AR 72114		PROJECT DESCRIPTION: KERRY WELCH		SHEET TITLE: FIRST FLOOR ELECTRICAL PLAN		SCALE: AS NOTED	DATE: 08.28.2025	A10
spaces 21ove								

Conditional Use # 2025-09



Ortho Map

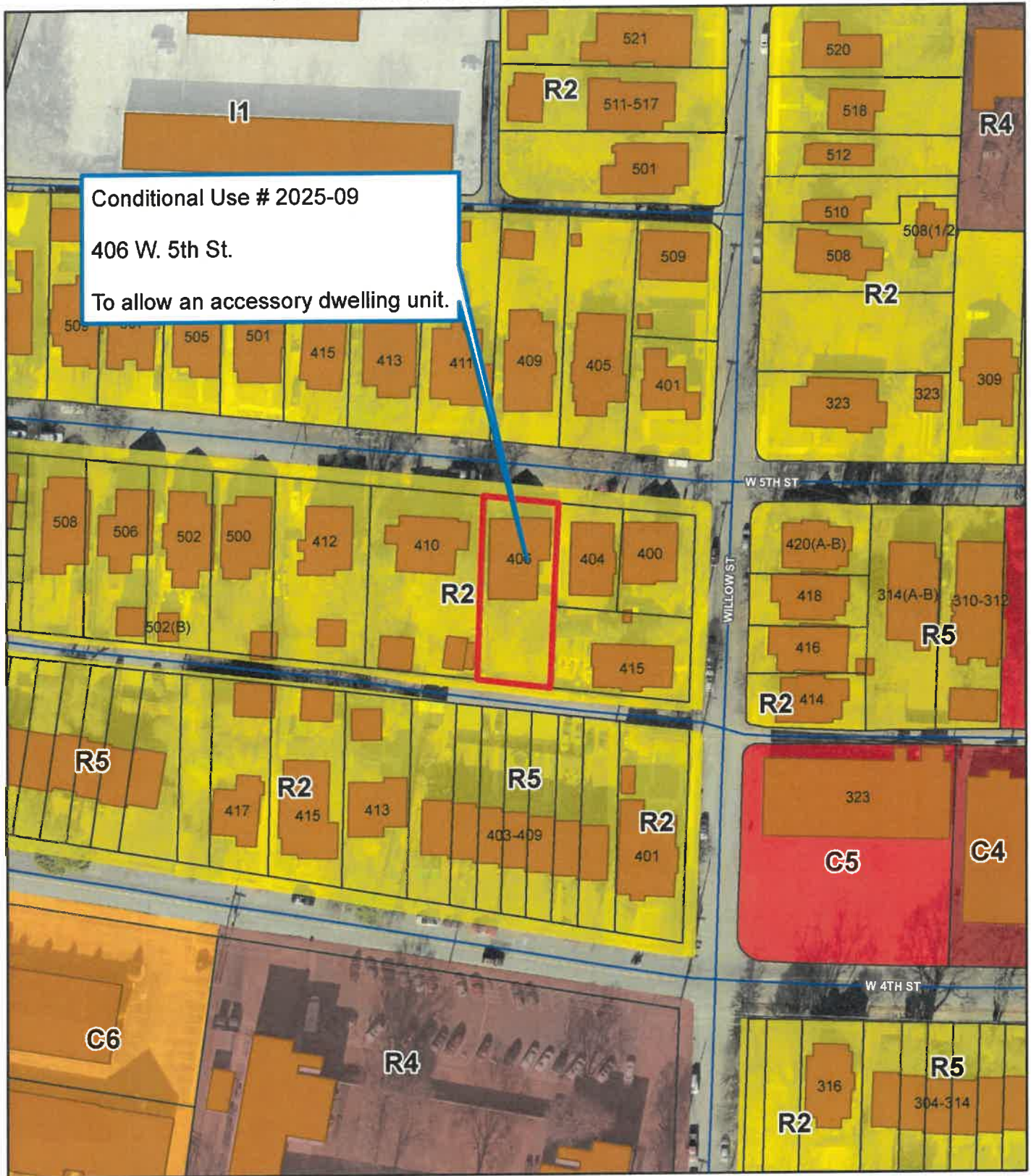
1 inch = 20 feet
0 10 20 40 Feet



Date: 9/22/2025

Map is not to survey accuracy

Conditional Use # 2025-09



Zoning Map

1 inch = 100 feet



Date: 9/22/2025

Map is not to survey accuracy

**LOT 3, BLOCK 4
FAUCETTE'S ADDITION**

PROJECT ADDRESS
406 WEST 5TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
2/love

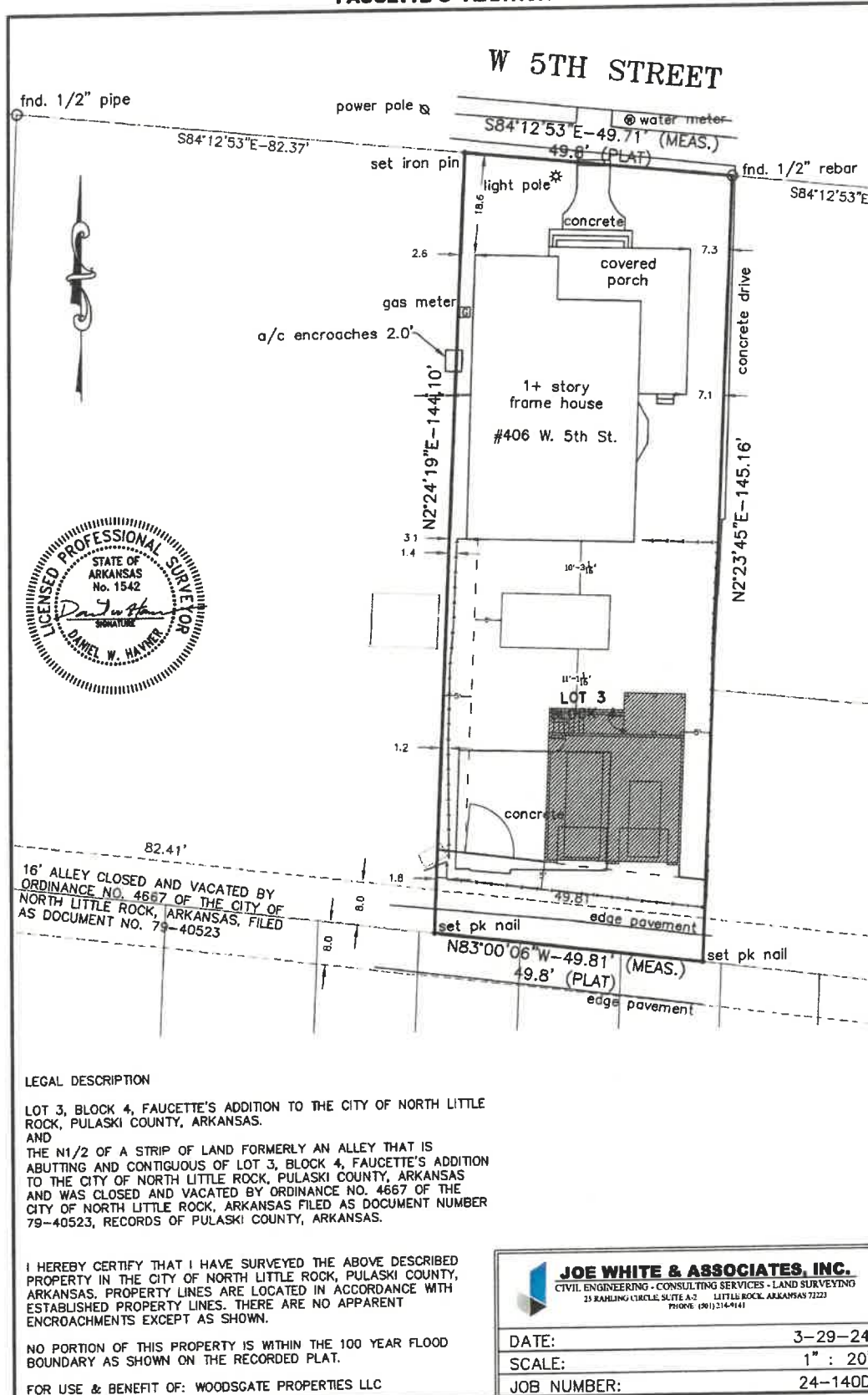
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KERRY WELCH

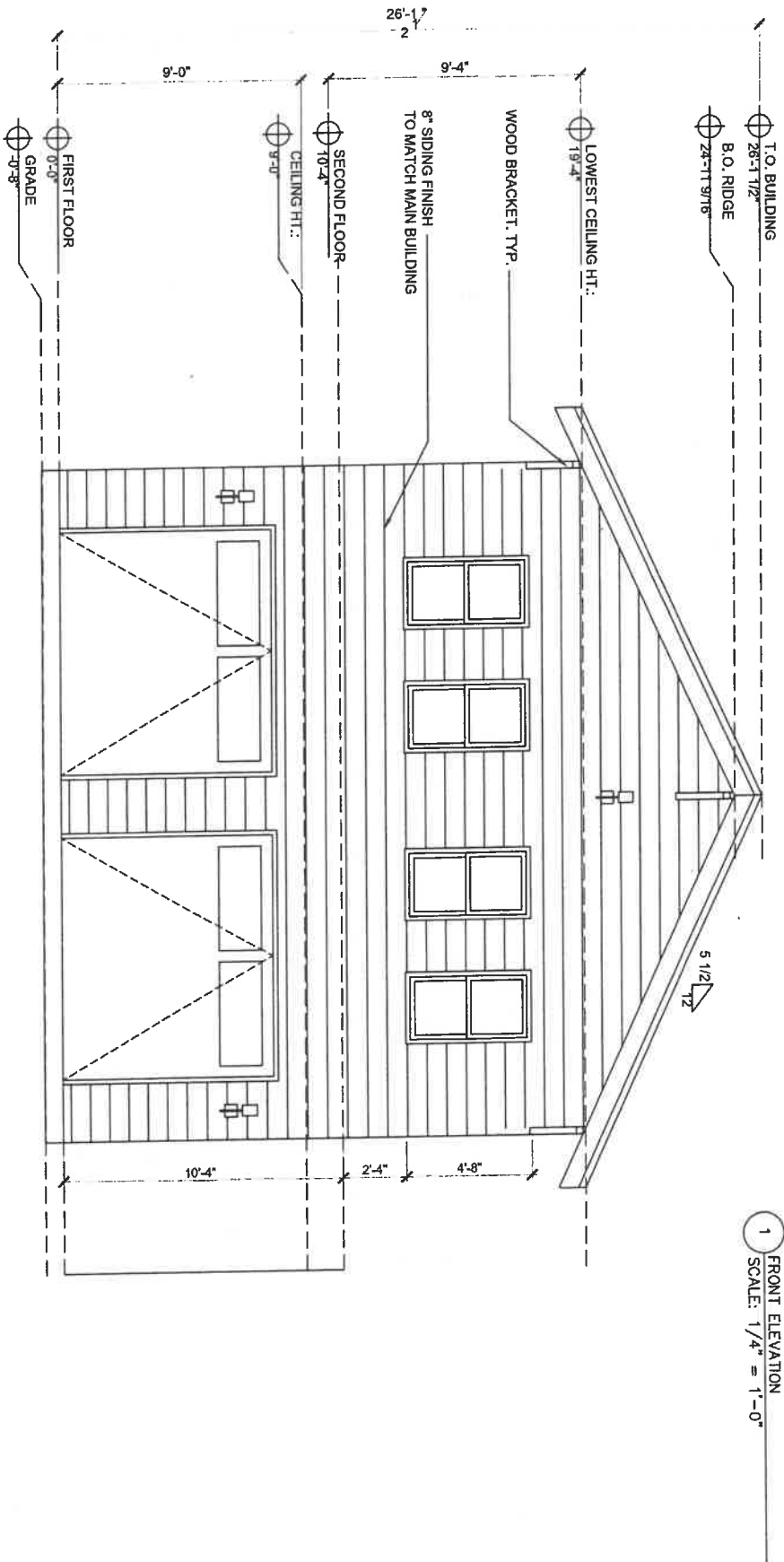
SHEET TITLE:
FIRST FLOOR PLAN

SCALE:
1/16" = 1'-0"

DATE:
08.28.2025

A1





1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS
408 WEST 15TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
2/love

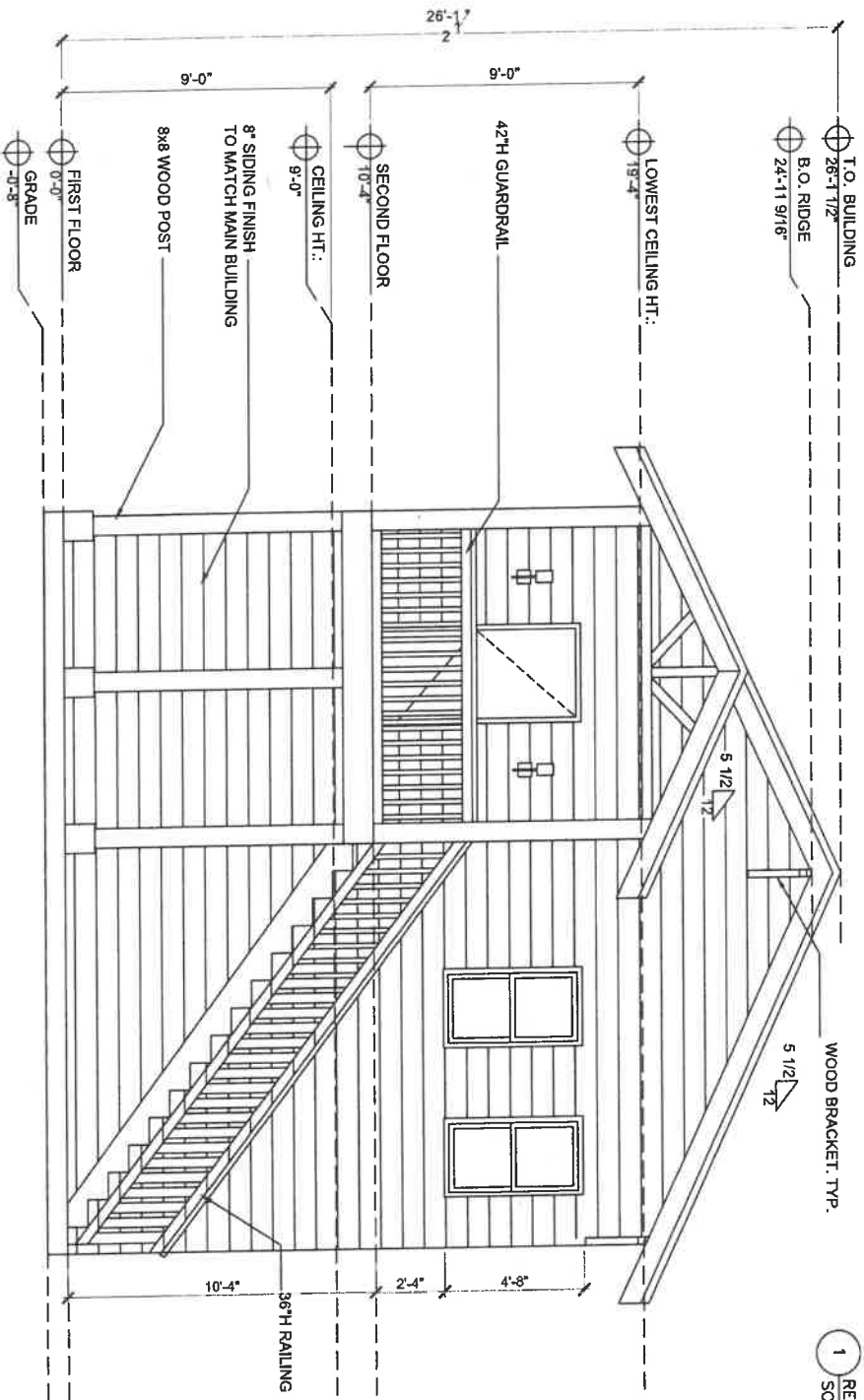
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
FRONT ELEVATION

SCALE:
AS NOTED

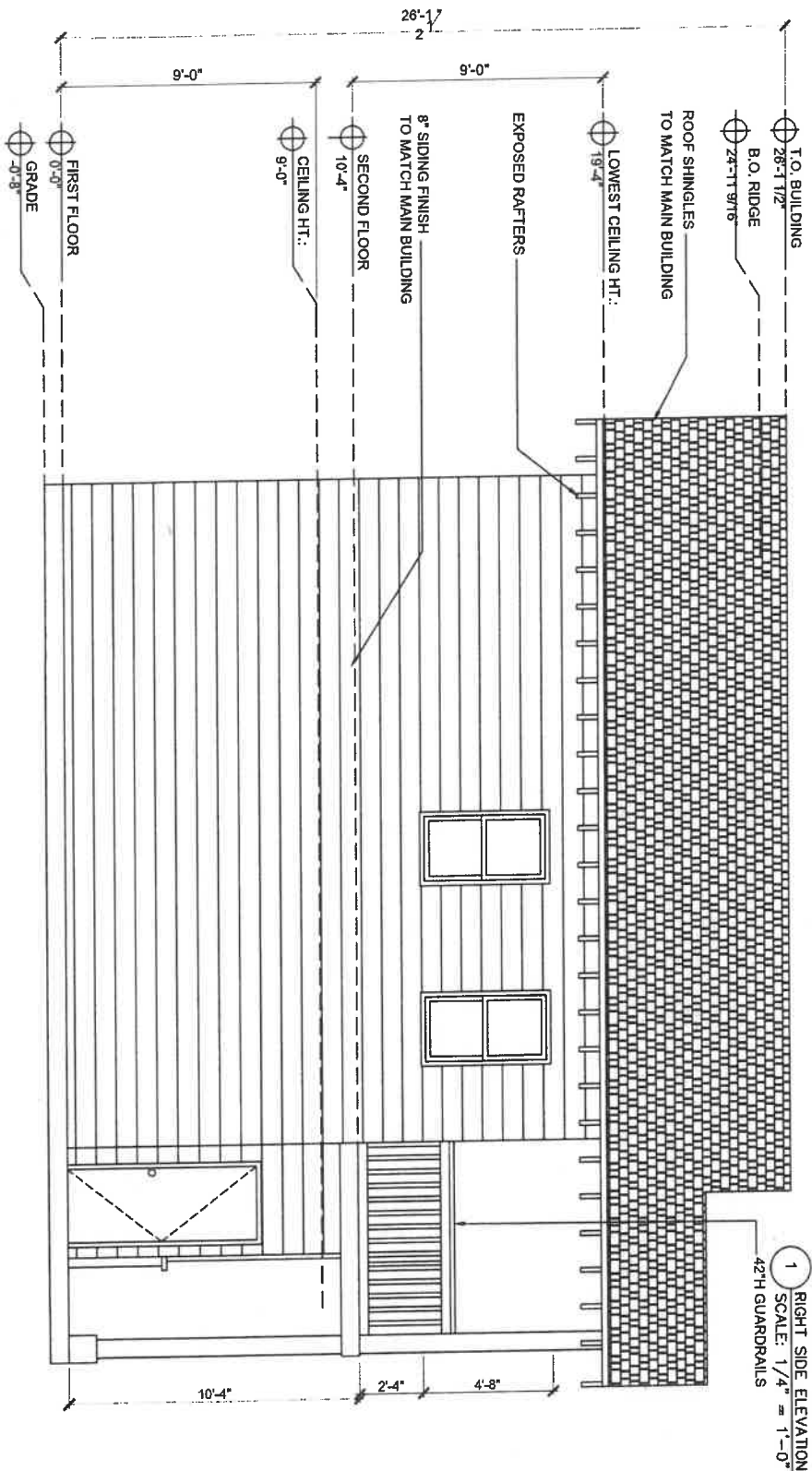
DATE:
08.28.2025

A5



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS 406 WEST 15TH ST. NORTH LITTLE ROCK, AR 72114	spaces 2love	PROJECT DESCRIPTION: KERRY WELCH	SHEET TITLE: REAR ELEVATION	SCALE: AS NOTED	DATE: 08.28.2025	A6
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1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS
406 WEST 13TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
210ve

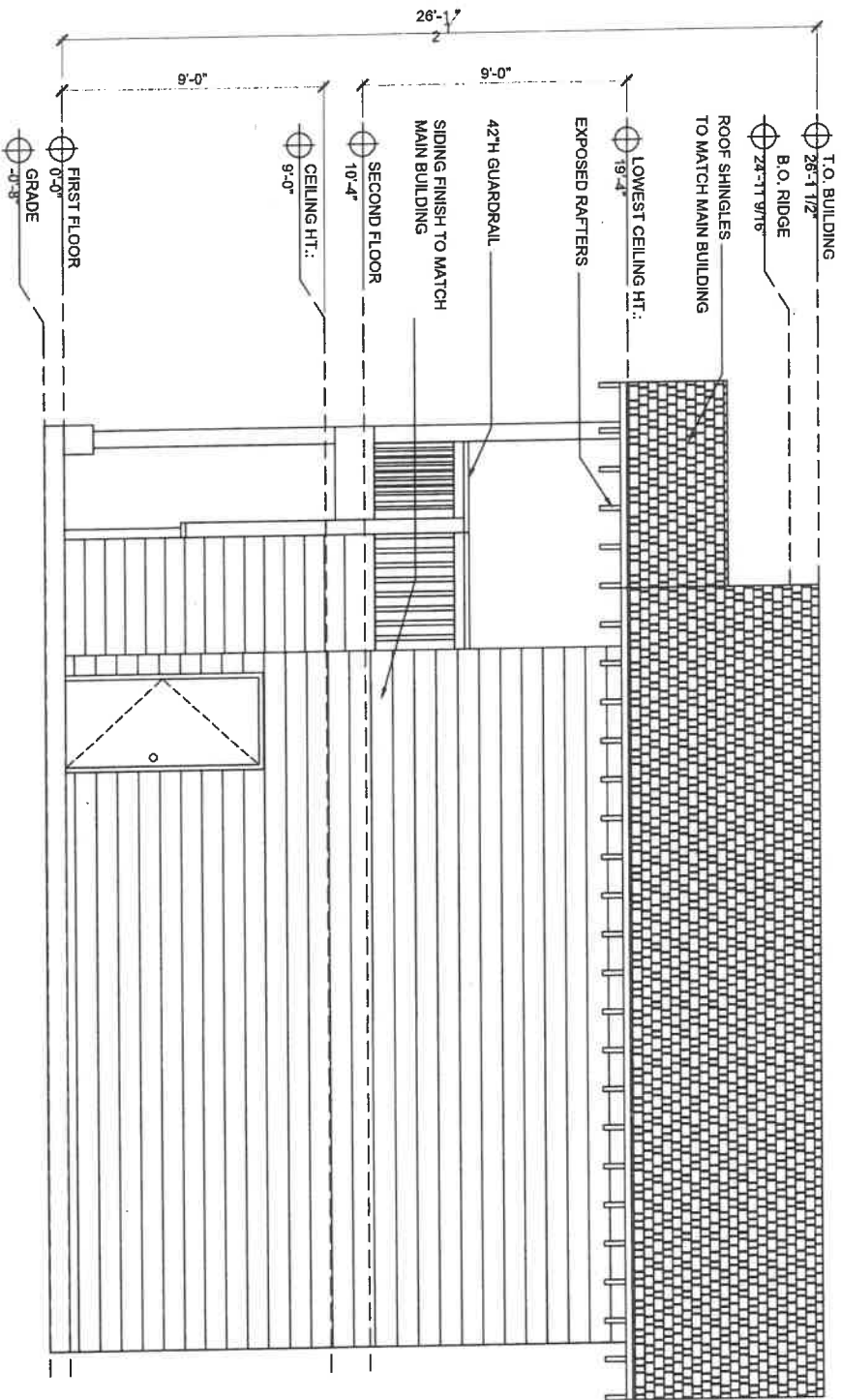
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
RIGHT SIDE ELEVATION

SCALE:
AS NOTED

DATE:
08.28.2025

A7



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS
406WEST5TH ST.
NORTH LITTLE ROCK, AR 72114

spoces
2love

PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
LEFT SIDE ELEVATION

SCALE:
AS NOTED

DATE:
08.28.2025

A8