

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TYPE 1 SHORT TERM RENTAL IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4200 DUNKELD DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Eddie Mraz, 4200 Dunkeld Drive, North Little Rock, Arkansas 72116, seeking a Special Use to allow a Type 1 Short Term Rental in an R4 zone located at 4200 Dunkeld Drive, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 13, 2026, (letter from Mr. Mraz 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 Special Use is approved to allow Type 1 Short Term Rental in an R4 zone located at 4200 Dunkeld Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

LOT 22, BLOCK 69 OF THE LAKEWOOD ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps and drawings attached hereto as Exhibit B.)

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

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 Vince Insalaco III
FOR CONSIDERATION ONLY

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/mf

FILED _____ A.M. _____ P.M.

By _____

DATE _____

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

RECEIVED BY _____

Short-Term Rental Proposal Letter

Property Address: 4200 Dunkeld Dr, North Little Rock, AR 72116

To Whom It May Concern:

We are submitting this proposal to operate a short-term rental (STR) at our residence located at 4200 Dunkeld Drive in North Little Rock, Arkansas. The space proposed for short-term rental use is a **fully furnished basement apartment** with its own **private entrance and separate access points** from the main home.

The apartment includes **one bedroom, one full bathroom, a living area, simple kitchen amenities, and private outdoor access**. It functions as a completely self-contained unit, designed to provide guests with comfort, privacy, and a safe, clean environment.

Our intent is to host responsible guests seeking short stays in North Little Rock—such as families visiting nearby attractions, professionals on temporary assignments, or travelers exploring the area. We will manage all bookings, guest communications, and safety protocols personally.

We plan to list and manage the rental exclusively through **Airbnb**, which offers identity verification, guest screening, secure payments, and host protection insurance. All local, state, and federal lodging regulations will be followed, and the property will remain compliant with North Little Rock's STR ordinances, including tax remittance and occupancy limitations.

We are committed to maintaining the quiet character of our neighborhood, ensuring appropriate parking, trash collection, and minimal impact on surrounding residents.

Thank you for your time and consideration of this application.

Sincerely,

Edward Mraz

Phone: 850-736-0046 / Email: edward.mraz67@gmail.com

Owner / Host, 4200 Dunkeld Dr



Special Use #2026-02



Ortho Map

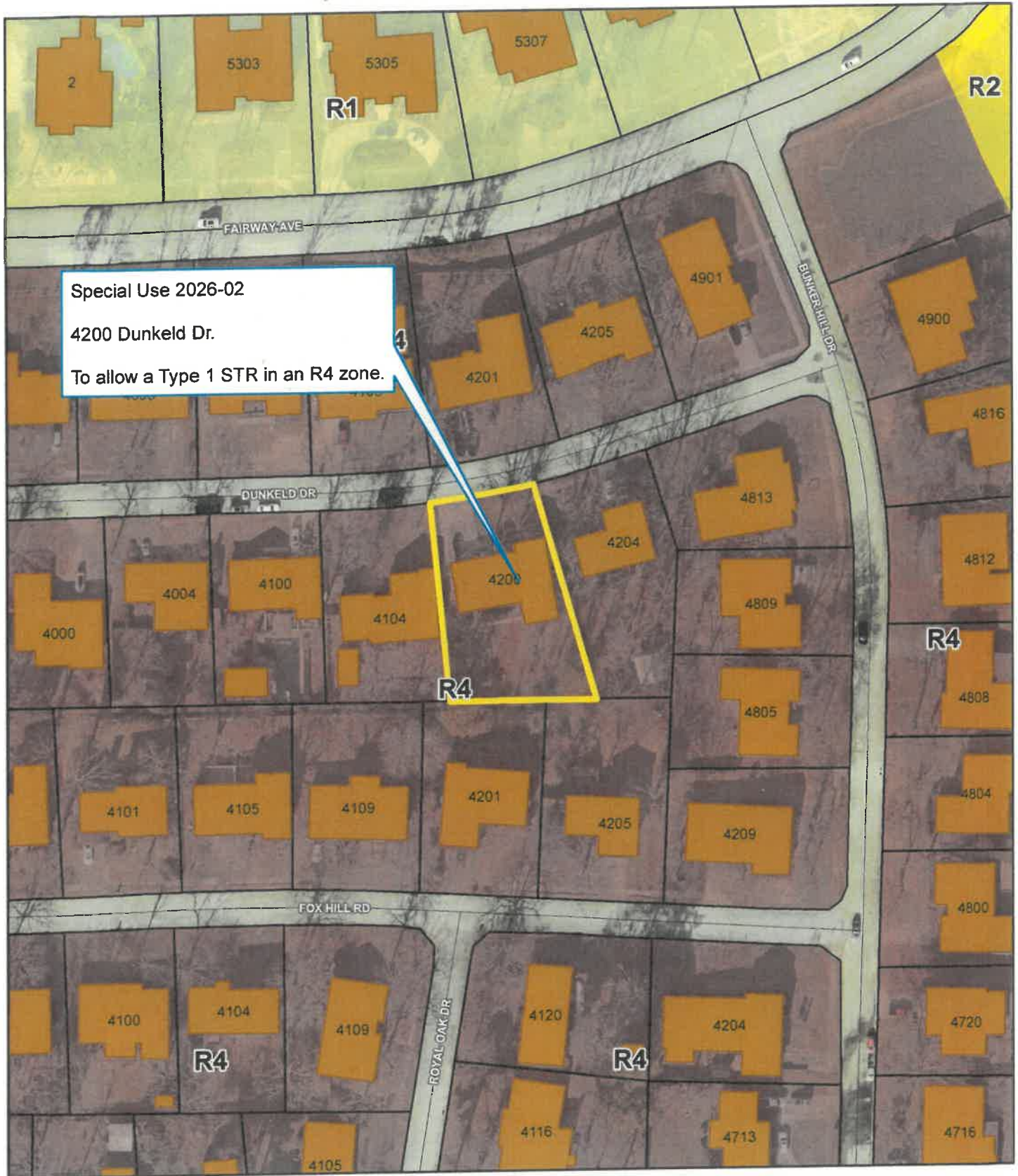
Date: 12/30/2025

1 inch = 50 feet



Not an actual survey

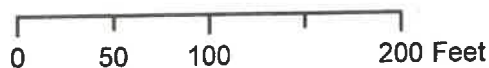
Special Use #2026-02



Zoning Map

Date: 12/30/2025

1 inch = 100 feet



Not an actual survey

BEADLE SURVEYING PLC.

45 BARNARD LN., VILONIA, ARKANSAS 72173
PHONE 501-681-5853 E-MAIL BEADLESURVEYING@GMAIL.COM

LOT SURVEY

LOT 22, BLOCK 69, LAKEWOOD ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI
COUNTY, ARKANSAS, AS SHOWN IN PLAT OF RECORD AS PLAT BOOK 27, PAGE 18, RECORDS
OF PULASKI COUNTY, ARKANSAS.

SURVEY PREPARED FOR EXCLUSIVE USE OF
EDWARD MRAZ & ALYSSA LOYD AND AMERICAN
ABSTRACT & TITLE COMPANY AND FIDELITY
NATIONAL TITLE INSURANCE COMPANY AND
FIRST NATIONAL TITLE COMPANY, EAGLE
BANK AND TRUST COMPANY, CHICAGO
TITLE INSURANCE COMPANY
AND DOES NOT EXTEND TO OTHER PARTIES

DATE OF SURVEY 12/19/2024
DATE OF DRAWING 12/20/2024

I CERTIFY THAT THIS DRAWING CORRECTLY
REPRESENTS A SURVEY COMPLETED BY ME.


KEVIN M. BEADLE, SURVEYOR

ADDRESS: 4200 DUNKELD DRIVE
NORTH LITTLE ROCK, AR 72116

C/L DUNKELD DRIVE (50'R/W)

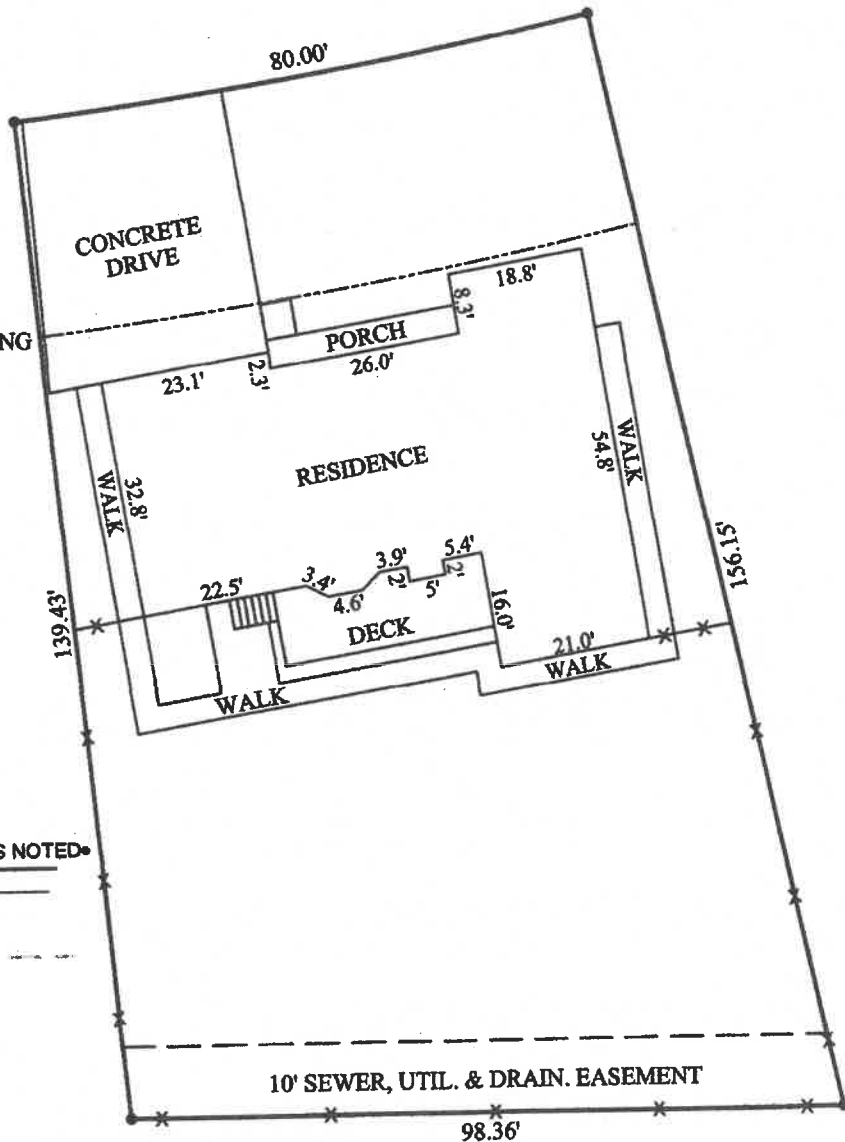
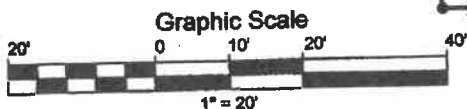


BASIS OF BEARINGS- PLAT

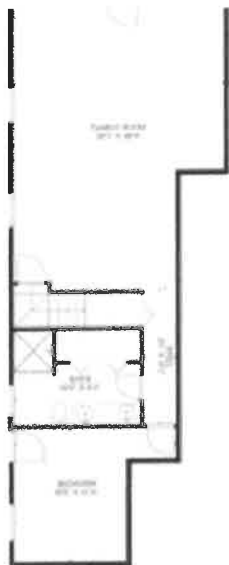
LEGEND

MONUMENTS FOUND OR SET AS NOTED
BOUNDARY —————
TIE / REFERENCE —————
C/L ROAD - - - - -
FENCE x x x x x
EASEMENT/ RIGHT OF WAY - - - - -

F3 FOUND #3 REBAR
S3 SET #3 REBAR WITH CAP
F4 FOUND #4 REBAR
S4 SET #4 REBAR
C CALCULATED



FILE: 22B69LWA



FLOOR 1



FLOOR 2

TOTAL: 2400 sq. ft.



actual STR

TOTAL: 2928 sq. ft
 BELOW GROUND: 877 sq. ft, FLOOR 2: 2051 sq. ft
 EXCLUDED AREAS: GARAGE: 457 sq. ft, COVERED DECK: 321 sq. ft, FIREPLACE: 12 sq. ft

Measurements Are Calculated By Technology Deemed Highly Reliable But Not Guaranteed.