

FILE NO.: Z-9602-A

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NAME: Forward Properties STR-2 – PD-C

LOCATION: 526 South Oak Street

DEVELOPER:

Forward Properties, LLC  
11801 Fairway Drive  
Little Rock, AR 72212  
(501) 517-0505

OWNER/AUTHORIZED AGENT:

Forward Properties, LLC  
11801 Fairway Drive  
Little Rock, AR 72212  
(501) 517-0505

SURVEYOR/ENGINEER:

Brian Dale  
Joe White & Associates LLC  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223  
(501) 214-9141  
[bdale@joewhiteassociates.com](mailto:bdale@joewhiteassociates.com)

AREA: 0.07 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING: PRD

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.07-acre property located at 526 South Oak Street from PRD to PD-C to allow use of the property as Short-Term Rental with a maximum stay of twenty-nine (29) days. The new residential structure will be constructed on the site, as noted on the attached site plan.

B. EXISTING CONDITIONS:

The request is in the I-630 Planning District. There is currently no structure on this site. To the north, east, and south is RL developed with single-family and duplex uses. West of the application site is a strip of Mixed Use (MX) developed with single-family and duplex uses. The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from PRD to PD-C.

To the north, east, and south is RL developed with single-family and duplex uses. West of the application site is a strip of Mixed Use (MX) developed with single-family and duplex uses. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. West of the MX area is Public/Institutional (PI) which is the UAMS Campus.

Master Street Plan:

West 6<sup>th</sup> and South Oak are local streets. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone 0.07-acre property located at 526 South Oak Street from PRD to PCD to allow use of the property as Short-Term Rental with a maximum stay of twenty-nine (29) days. The new residential structure will be constructed on the site, as noted on the attached site plan.

The request is in the I-630 Planning District. There is currently no structure on this site. To the north, east, and south is RL developed with single-family and duplex uses. West of the application site is a strip of Mixed Use (MX) developed with single-family and duplex uses. The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

On June 20, 2023 the City Board of Directors passed an ordinance regulating short-term rentals within the City of Little Rock. The new ordinance establishes

“development standards” for short-term rentals. If approved, the applicant must comply with the newly established development standards as follows, in addition to all other requirements of the new ordinance:

Development Standards:

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short-Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid and payment of annual Business License received.
10. Smoke alarms shall be installed; all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-term rental use.
14. Principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of a STR for a period of less than a one (1)-day rental.

All trash pick-up shall comply with requirements for residential one—and two-family residential zones.

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances.

Staff is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed PD-C use is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C rezoning request, subject to compliance with the comments and conditions noted in Paragraph E, and the staff analysis of the agenda staff report.

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PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item stayed on the Consent Agenda for approval. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays, 0 absent and 2 open positions.