

FILE NO.: Z-9760

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NAME: Reding Properties – STR-2 - PCD

LOCATION: 1117 Kavanaugh Blvd.

DEVELOPER:

Holly Reding (Owner)  
9 Glenridge Road  
Little Rock, AR 72205  
[hollymreding@gmail.com](mailto:hollymreding@gmail.com)  
(501) 454-7896

OWNER/AUTHORIZED AGENT:

Holly Reding (Owner)  
9 Glenridge Road  
Little Rock, AR 72205  
[hollymreding@gmail.com](mailto:hollymreding@gmail.com)  
(501) 454-7896

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.18 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.02

CURRENT ZONING:

R-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.18-acre property located at 1117 Kavanaugh Blvd from R-3 to PCD to allow use of the property as Short-Term Rental with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence.

It is an existing multi-family apartment building with five (5) units in the building with two (2) being used as short-term rentals.

B. EXISTING CONDITIONS:

The request is in the Heights / Hillcrest Planning District as well as the Hillcrest Design Overlay District. The multifamily apartment building has been operating as a short term rental (STR) since 2020. The property contains an existing brick two store structure. Access is provided from a concrete walkway which extends from Kavanaugh Blvd. The property utilizes on-street parking directly in front of the building.

The property is primarily surrounded by R-4 zoning. The *Future Land Use Map* shows a large area of Residential Low Density (RL) in all directions.

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 Heights / Hillcrest 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 R-2 (Single Family District) to PCD (Planned Commercial Development). The request is to allow the site to be used for Short Term Rental.

Surrounding the application area is Residential Low Density (RL) to the east, west, and north. These areas are developed platted single-family subdivisions. To the south is shown an area of developed Residential Medium Density (RM). The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. As Kavanaugh Blvd approaches West Markham Street, areas of developed Residential High Density (RH) and developed Commercial (C) are shown. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

This site is within the Hillcrest Design Overlay District.

Master Street Plan:

Kavanaugh Blvd is shown on the *Master Street Plan Map* as a Collector. Collectors are roads designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

Kavanaugh Blvd is shown on the *Master Bike Plan Map* with an existing Class III Bicycle Route. These are routes designated with only signage for bicycle use. These routes use the existing vehicular area, with no physical separation.

Historic Preservation Plan:

This site is in the Hillcrest National Historic District.

H. ANALYSIS:

The applicant proposes to rezone 0.18-acre property located at 1117 Kavanaugh Blvd from R-3 to PD-C to allow use of the property as Short-Term Rental with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. It is an existing multi-family apartment building with five (5) units in the building with two (2) being used as short-term rentals.

The request is in the Heights / Hillcrest Planning District as well as the Hillcrest Design Overlay District. The multifamily apartment building has been operating since 2020. The property contains an existing brick two store structure. Access is provided from a concrete walkway which extends from Kavanaugh Blvd. The property utilizes on-street parking directly in front of the building. The property is primarily surrounded by R-4 zoning. The *Future Land Use Map* shows a large area of Residential Low Density (RL) in all directions.

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:

b.) 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/ShortTerm 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 with the PCD zoning request.

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

I. STAFF RECOMMENDATION:

Staff recommends approval of the PCD zoning request, subject to compliance with all comments and conditions noted in 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. Item remained 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. The application was approved.