

FILE NO.: Z-9565

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NAME: Woodall Short-Term Rental – PCD

LOCATION: 1805 East 3<sup>rd</sup> Street

DEVELOPER:

Welcome Home Enterprises, Inc.  
14996 West Polk Road  
Alexander, AR 72002

OWNER/AUTHORIZED AGENT:

Douglas Woodall – Owner  
14996 West Polk Road  
Alexander, AR 72002

SURVEYOR/ENGINEER:

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

AREA: 0.06 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 6

CENSUS TRACT: 2

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.06 acre property [one (1) lot] located at 1803 East 3<sup>rd</sup> Street from R-4 to PCD to allow for the construction of a two-story residential structure to be used as a short-term rental.

B. EXISTING CONDITIONS:

The property is located on the south side of East 3<sup>rd</sup> Street, just east of Bender Street. The subject lot is currently undeveloped and mostly grass covered. There are a few small trees along the side property lines.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of public hearing.

D. ENGINEERING COMMENTS:

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. Per CLR code 30-43, maximum residential driveway width is 20 feet, this dimension is measured at the neck of the apron.

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

Little Rock Water Reclamation Authority: Sewer available at this site.

Entergy: No comments.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the East Little Rock Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density 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. The application is to change the property from R-4 (Two-Family Residential) District to PCD (Planned Commercial Development) District to allow a single-family residential structure to be built for the sole use as a short-term rental.

Surrounding the application area, the Land Use Plan shows Residential Medium Density (RM) in all directions. 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. The area is an older single-family platted neighborhood which has become dominated by vacant lots. There are two churches on the same block as this application.

Master Street Plan: To the north is 3<sup>rd</sup> Street, it is a Local Street on the Master Street Plan. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". 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 bike routes shown in the immediate vicinity.

H. ANALYSIS:

The applicant proposes to rezone the 0.06 acre property located at 1805 East 3<sup>rd</sup> Street from "R-4" Two-Family District to "PCD" Planned Commercial District. The property is comprised of one (1) legal lot of record, being 28 feet wide and 76 feet deep; Lot 2, Block 4, Garland Addition.

The applicant proposes to construct a two-story, 925 square foot residential-type structure on the lot to be used as a short-term rental. The proposed structure will be located 28 feet back from the front (north) property line, 7 feet from the rear (south) property line and three (3) feet from the east and west side property lines. The structure will be a modern-type structure with an abundance of glass and wood or aluminum siding, possibly a small amount of brick. The site will have a 12' x 20' in-ground swimming pool and a 4' x 8' pump house.

The proposed structure will have one (1) bedroom and one (1) full size bathroom and one (1) half-bathroom. The height of the structure will not exceed 35 feet, which is the typical height allowance in R-4 zoning. The maximum length of stay will be 30 days. There will be no signage located on the property.

The applicant proposes an 18' x 20' parking pad for two (2) on-site parking spaces located at the street. Also, on-street parking is allowed along East 3<sup>rd</sup> Street, as well as the surrounding areas.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues associated with this application. The applicant is requesting no variances with the proposed PCD rezoning.

Staff is supportive of the requested PCD rezoning to allow the construction of a residential-type structure to be used as short-term rental. Staff views the request as reasonable. There has been an increasing interest in developing lots within this area, with the current marina and yacht club development which is taking place along the Arkansas River to the north and northeast. Staff support of this application is based on the PCD zoning for the short-term rental use being conditioned upon the ownership of the property by Welcome Home Enterprises. If this property is sold, the PCD zoning will become null and void, with the property automatically reverting to its original R-4 zoning. As such, the property/structure will be able to be used as a single-family residence if the property is sold. Staff will also recommend that single-family residential be a permitted use for the PCD zoning. Therefore, if the current owner retains ownership of the property and decides to cease the short-term rental use, the structure can be occupied as a single-family residence. Staff believes the proposed PCD zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraph D and the staff analysis, in the agenda staff report.
2. The PCD zoning will be conditioned upon the ownership of the property by Welcome Home Enterprises, Inc. If Welcome Home Enterprises, Inc. ever sells the property, the PCD zoning will become null and void, with the property reverting back to its original R-4 zoning.
3. Single family residential will be a permitted alternate use for the PCD zoning.

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PLANNING COMMISSION ACTION:

(MARCH 11, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 11 ayes, 0 nays and 0 absent.