

FILE NO.: Z-9293-A

NAME: Carman STR-2 – PD-C

LOCATION: 523 East 6th Street

DEVELOPER:

Jennifer Carman
2214 South Battery Street
Little Rock, AR 72202
jcarmaninc@yahoo.com
(501) 744-8049

OWNER/AUTHORIZED AGENT:

Jennifer Carman
2214 South Battery Street
Little Rock, AR 72202
jcarmaninc@yahoo.com
(501) 744-8049

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065
(501) 888-5336

AREA: 0.21 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 5 CENSUS TRACT: 46

CURRENT ZONING: R-4A

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone this 0.21-acre property located at 523 East 6th Street from R-4A to PD-C to allow use of the property as Short-Term Rental-2 with

a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The entire structure will be rented one (1) unit.

B. EXISTING CONDITIONS:

The existing two-story brick structure has been a bed and breakfast since 2018. The structure has one unit on the first floor, that is one bedroom. The second floor has a two-bedroom unit. The application site is zoned Low Density Residential (R-4A). Surrounding zoning is also Low Density Residential with a Planned Residential District immediately to the south, and some Urban Use (UU) across the intersection of E. 6th and Sherman Street. This property is a Contributing structure and is in the MacArthur Park Historic District.

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 comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Downtown Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) 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 rezone from R-4A to PD-C. STR-2.

The Land Use surrounding the application area is Residential Medium Density (RM). Across the intersection of E. 6th and Sherman Street is Mixed Use Urban (MXU).

The application site is zoned Low Density Residential (R-4A). Surrounding zoning is also Low Density Residential with a Planned Residential District immediately to the south, and some Urban Use (UU) across the intersection of E. 6th and Sherman Street.

This site is in the MacArthur Park Historic District Overlay District.

Master Street Plan:

E 6th St is a Local Street on the Master Street Plan. May require dedication of ROW or improvements.

Bicycle Plan:

The Master Transportation Plan Map shows a proposed Class 3 Bicycle Route along both E. 6th Street and Sherman Street which is designated with only signage for bicycle use. These routes use the existing vehicular area, with no physical separation.

Historic Preservation Plan:

This property is a Contributing structure and is in the MacArthur Park Historic District, a local ordinance district. The goal of the local ordinance historic district is to protect and preserve the unique and valued qualities of such an area, its urban design, architectural character, and historic materials in buildings and in landscapes. Any exterior alterations to structures, additions, or site features must receive approval from the Historic District Commission for compliance with the Little Rock Historic Preservation Code (Sec. 23-76—23-160), including alterations

to fulfill the requirements of Short-Term Rental development standards, before a building permit or Short-Term Rental inspection can be issued.

H. ANALYSIS:

The applicant proposes to rezone this 0.21-acre property located at 523 East 6th Street from R-4A to PD-C to allow use of the property as Short-Term Rental-2 with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence.

The existing two-story brick structure has been a bed and breakfast since 2018. The structure has one unit on the first floor, that is one bedroom. The second floor has a two-bedroom unit. The application site is zoned Low Density Residential (R-4A). Surrounding zoning is also Low Density Residential with a Planned Residential District immediately to the south, and some Urban Use (UU) across the intersection of E. 6th and Sherman Street. This property is a Contributing structure and is in the MacArthur Park Historic District.

The applicant proposes parking for five vehicles at the rear of the property with refreshed pea gravel. Staff feels this is adequate parking for this unit.

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 1 & 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 with the PD-C zoning request.

Staff is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed STR-2 use is appropriate for this location.

Currently the City of Little Rock Department of Planning and Development has thirty (30) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in the City of Little Rock. The City's new short-term rental ordinance allows a maximum of 500 short-term rentals within the corporate boundary of the City of Little Rock.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C zoning request, subject to compliance with the comments and conditions outlined in paragraph G, and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(NOVEMBER 9, 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 remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.