

FILE NO. Z-10041

NAME: Hillcrest Group STR-2 – PD-C

LOCATION: 2923 Kavanaugh Blvd – Suite G

AUTHORIZED AGENT:

Tara Masiello (Agent)
612 Tweed Drive
Fort Worth, TX 76131

OWNER:

Daniel Bryant
319 President Clinton Ave
Little Rock, AR 72201

SURVEYOR/ENGINEER:

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

AREA: .31-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: C-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.31-acre site located at 2923 Kavanaugh Boulevard – Suite G from C-3 to PD-C to allow one (1) unit of a strip mall to be utilized as Short-Term Rental-2 with a maximum stay of twenty-nine (29) days. The proposed STR-2 will be rented as one unit. The owner will not reside at this location. C-3 permitted uses will be retained as a use mix for the remainder of the strip center.

B. EXISTING CONDITIONS:

The property consists of a 5,103 square foot strip mall with suites "A" through "G"; with the "G" suite being in the lower portion of the building. The proposed STR is a two bedroom, two bath 1,075 square foot unit. The request is in the Heights/Hillcrest Planning District. Future land use map shows the application area along both sides Kavanaugh Boulevard is Commercial I. South of the application area the land use is Residential Low Density (RL). There will be ample parking since the parking lot for the strip mall will be used.

C. NEIGHBORHOOD NOTIFICATIONS:

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: Life Safety Inspection required.

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 Commercial Density I for the requested area. The commercial 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. The application is for a Planned Commercial District (PCD) to allow use as a Short Term Rental (STR-2).

The Land Use surrounding the application area along both sides Kavanaugh Boulevard is Commercial I. South of the application area the land use is Residential Low Density (RL).

The application site and all surrounding properties along both sides of Kavanaugh Boulevard is General Commercial (C-3). To the south, all properties are zoned Single Family (R-2).

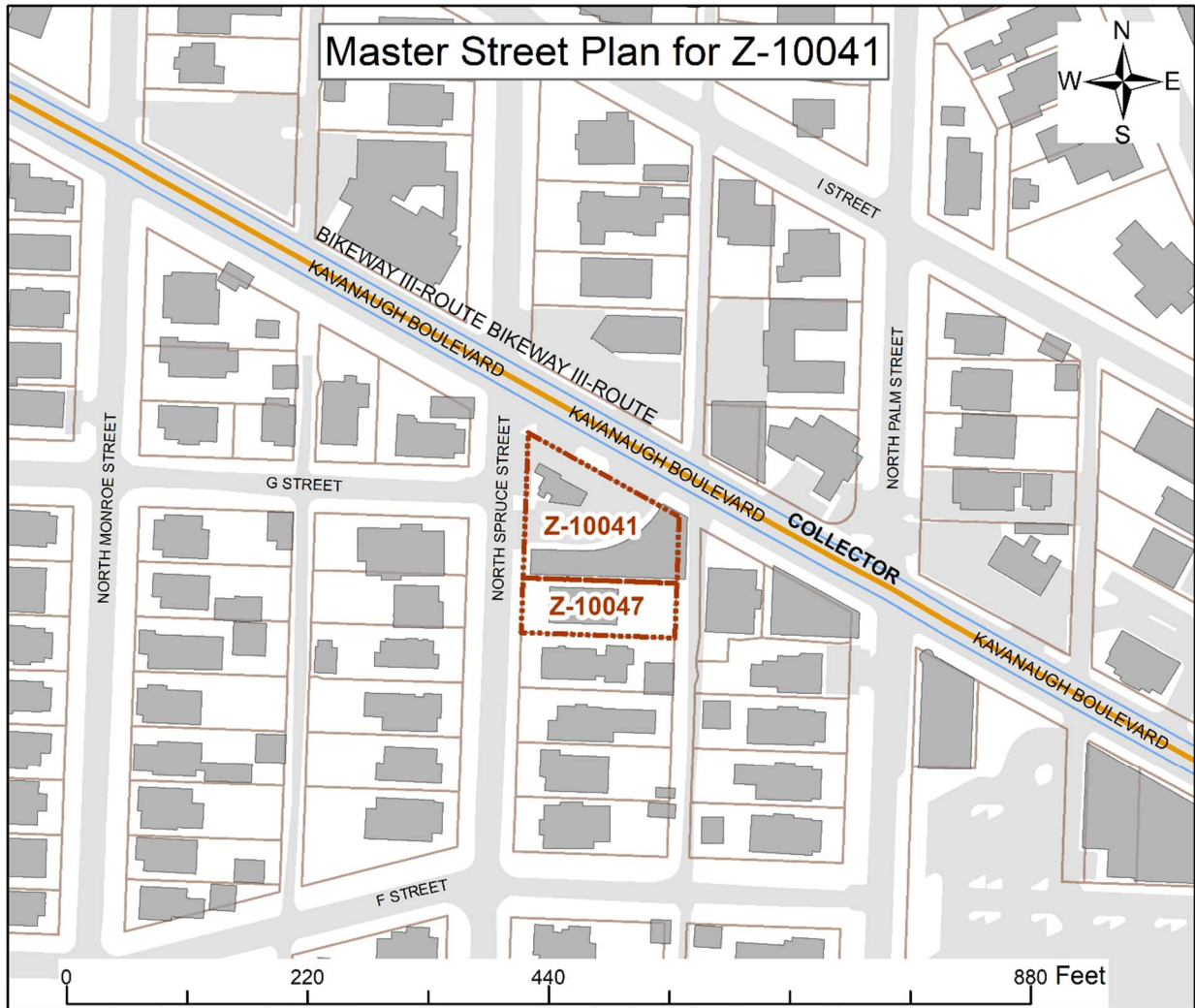
This property is located within the Hillcrest Residents Association and the Save Hillcrest Neighborhood Association.

The subject site is located in the Hillcrest Design Overlay District (Ord. 20223).

South and adjacent to the site is a pending application for a PD-C STR-2 (Z-10048). Furthermore, this STR will be part of an existing strip commercial building. Parking may need to be evaluated.

Master Street Plan:

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



Bicycle Plan:

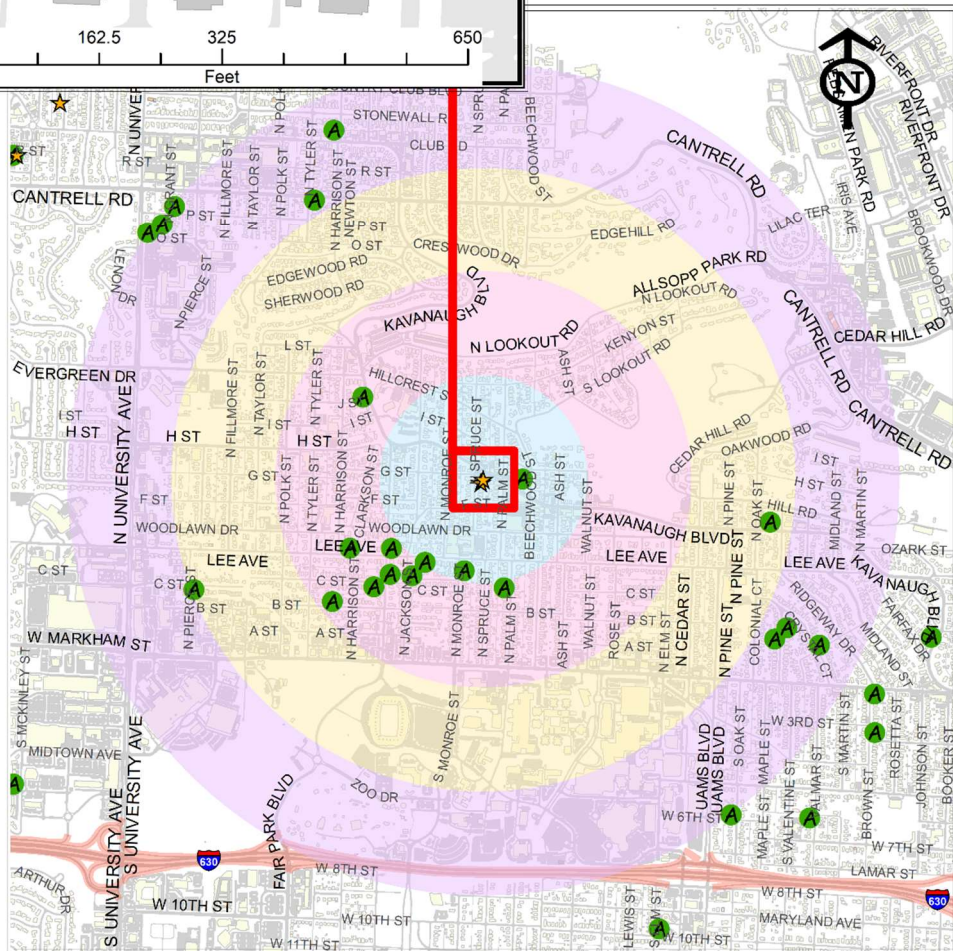
N Spruce Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is located in the Hillcrest National Register Historic District.



Z-10041 STR-2



H. ANALYSIS:

The applicant proposes to rezone 0.31-acre site located at 2923 Kavanaugh Boulevard – Suite G from C-3 to PD-C to allow one (1) unit of a strip mall to be utilized as Short-Term Rental-2 with a maximum stay of twenty-nine (29) days. The proposed STR-2 will be rented as one unit. The owner will not reside at this location. C-3 permitted uses will be retained as a use mix for the remainder of the strip center.

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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 I (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.

The applicant stated there was no bill of assurance for this property. There have been no Department of Planning & Development enforcement cases nor any police reports for this property. This property has not previously been in operation as a Short-Term Rental.

Currently the City of Little Rock Department of Planning and Development has one hundred six (106) 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. There are eleven (11) approved STR applications within ¼ mile of the application site.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(OCTOBER 10, 2024)

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.