

FILE NO.: Z-10102

NAME: Liberton – STR’s-2 – PD-C

LOCATION: 2005 West 17th Street
2005-A West 17th Street

OWNER:

Britni Liberton (Owner)
10611 San Joaquin Valley Dr.
Little Rock, AR 72212

SURVEYOR/ENGINEER:

Harbor
5800 Evergreen Dr.
Little Rock, AR 72205

AREA: .17-acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 45

CURRENT ZONING: R-3 and R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The applicant proposes to rezone a .17-acre property located at 2005 West 17th Street from R-3 and R-4 to PD-C to allow use of the primary house and an accessory dwelling to both be used as Short-Term Rental-2 with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence.

B. EXISTING CONDITIONS:

The property is occupied by a 2,019 square foot, three bedroom, and two bath house and a studio apartment located in the rear of the property. The request is in the Central City Planning District. The Future Land Use surrounding the application area is Residential Low Density (RL).

The application site and all surrounding properties to the north, east, and west are zoned Single Family (R-2). To the south, all properties are zoned Multi-Family (MF-24).

This property is in the Central High Neighborhood Association.

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: Please reference instrument number for 20' water easement shown.

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 Central City 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 to PD-C. STR-2

The Land Use surrounding the application area is Residential Low Density (RL).

The application site and all surrounding properties are zoned Single Family (R-3).

This property is in the Central High Neighborhood Association.

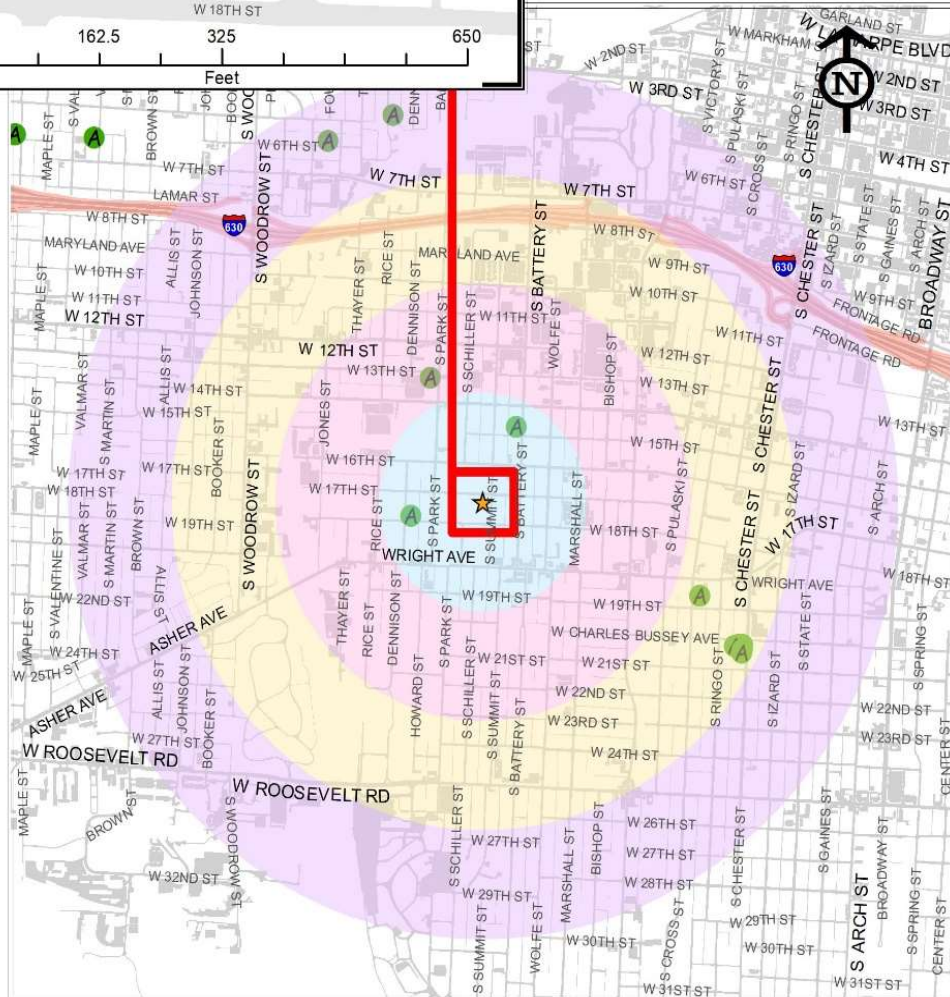
Master Street Plan:

W 17th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard 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.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Z-10102 STR-2



Historic Preservation Plan:

The application, as shown, contains the J. R. Fletcher House at 2005 W. 17th Street, a Contributing structure within the Central High School Neighborhood Historic District, Arkansas Architectural Resource Form (AARF) survey number PU3833. Constructed in 1929 in the English Revival style, the residence contributes to the historic qualities and character of the Central High School Neighborhood Historic District.

The Historic Preservation Plan advocates for the increased effectiveness and coordination with the review of development plans. Staff advocates that any exterior alterations or improvements required by the development standards for short-term rentals pursuant to Sec. 36-306 consider the retention and repair of historic fabric to achieve these requirements. The property is listed in the National Register of Historic Places as a Contributing structure to a historic district and is eligible for state and federal historic tax credits, potentially receiving 30-55% back in tax credits on all eligible expenses for rehabilitation costs.

H. ANALYSIS:

The applicant proposes to rezone a .17-acre property located at 2005 West 17th Street from R-3 and R-4 to PD-C to allow use of the primary house and an accessory dwelling to both be used as Short-Term Rental-2 with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence.

The property is occupied by a 2,019 square foot, three bedroom, and two bath house and a studio apartment located in the rear of the property. The request is in the Central City Planning District. The Future Land Use surrounding the application area is Residential Low Density (RL).

This property is in the Central High Neighborhood Association.

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/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.

There is a bill of assurance for this property, but it is illegible. There have been no Department of Planning & Development enforcement cases nor any police reports for this property. The studio apartment has been in operation as a Short-Term Rental since 2021. The property owners will be using the primary residence as an STR if this application is approved.

There is ample parking. There is a two-car garage with a driveway long enough to accommodate another 3-6 vehicles.

Currently the City of Little Rock Department of Planning and Development as 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 two approved STR's located within ¼ mile of this site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-C zoning request for both 2005 West 17th Street and 2005-A West 17th Street subject to compliance with the comments and conditions noted in paragraph E and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(DECEMBER 12, 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, 1 absent and 2 open positions. The application was approved.