

FILE NO.: Z-6734-G

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NAME: 307 East 9th Street Revised Short-form PD-R

LOCATION: 307 East 9th Street

DEVELOPER:

CJS Enterprises  
11 Edenwood Lane  
North Little Rock, AR 72116

SURVEYOR:

Donald Brooks  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.14 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 5 - Downtown

CENSUS TRACT: 46

CURRENT ZONING: PD-R

ALLOWED USES: Single-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Air Bed and Breakfast and office space/training facility for Home Instead Senior Care

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

Ordinance No. 21,228 adopted by the Little Rock Board of Directors on May 3, 2016, rezoned the site from R-4A to Planned Development Residential, PD-R, to allow the replatting of three (3) residential lots for single-family homes. Two (2) of the lots contained single-family homes. The applicant was seeking the replat to allow the creation of the third lot for construction of a new single-family home.

Lot 1 was proposed with a lot area of 6,907 square feet and was proposed for a new home. Lot 2, the lot currently being considered for a revision to the PD-R zoning, was proposed with a lot area of 4,622 square feet and Lot 3 was proposed with a lot area of 10,088 square feet.

On September 20, 2016, the Board of Directors adopted Ordinance No. 21,302, allowing Lot 3 to add General and Professional Office as an allowable use.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a revision to the previously approved PD-R, Planned Development Residential, to allow the use of the home located on Lot 2 as single-family, general and professional office and an Air Bed and Breakfast (Airbnb).

Home Instead Senior Care is requesting the reclassification for the property located at 307 East 9<sup>th</sup> Street for a training facility for the employees of the business whose offices are located at 909 Cumberland Street. The office hours are from 7:30 am to 5:30 pm, Monday through Friday. The applicant is proposing to use the rear yard as parking. The rest of the home will be used for hosting business travelers and associates while in Little Rock for overnight accommodations. The exterior color of the home will remain the same and the development will not include the placement of a sign on the property.

B. EXISTING CONDITIONS:

The home is located facing East 9<sup>th</sup> Street. The applicant's office is located in a second structure facing Cumberland Street. This area contains a mixture of residential uses including single-family, duplex, multi-family and high rise multi-family. Across Cumberland Street is an office use. South of the office user is a multi-unit apartment building. North of the site is a high rise residential building operated by the Little Rock Housing Alliance. East and south of the site are single-family homes. Cumberland Street is a one-way street traveling south. East 9<sup>th</sup> Street is a four (4) lane street with turn lanes at the intersections.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the MacArthur Park Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Where is vehicle parking proposed to occur?
2. If parking is proposed in the rear, the existing public alley should be overlaid.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Service is already being provided to this structure. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department: No comment

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served by METRO on several routes. 9th St is an important service connector between downtown and the historic Quawpaw section of the city. We recommend sidewalk improvements as this property is located along and important transit corridor.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov)

Planning Division: This request is located in the Downtown Planning District. The Land Use Plan shows Residential Medium Density (RM). Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, 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 applicant has applied to revise a Planned Development Residential to allow the use of a training facility and an Airbnb for the property in the existing structure. The request is within the MacArthur Park Historic District.

Master Street Plan: To the east of the property is East 9<sup>th</sup> Street and it is a Collector, the north of the property is Cumberland Street and it is a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along East 9<sup>th</sup> Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (February 22, 2017)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned the proposed use of the parking and the available parking. Staff questioned where persons in training would parking. Staff questioned if there would be persons renting the home as the Airbnb while the building was being used for training.

Public Works comments were addressed. Staff stated if the alley was being used to access the parking then the alley was to be overlaid by the applicant. Staff stated the City did not repair alleys unless they were being used for garage collection.

Rock Region Metro comments were addressed. Staff stated the location was served by a number of routes. Staff stated they recommended sidewalk improvements as the property was located along an important transit corridor.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues in need of addressing via a revised site plan from comments raised at the February 22, 2017, Subdivision Committee meeting. The applicant is requesting a revision to the previously approved PD-R, Planned Development Residential, to allow the use of the home located at 307 East 9<sup>th</sup> Street as an Airbnb.

The applicant is requesting to use the space for training of his employees of Home Instead Senior Care when the space is not rented for an Airbnb traveler. The employees of his business would continue to park in the rear yard of 909 Cumberland and walk the short distance to this training space.

In addition to the Airbnb and training the applicant is requesting to use the space as office space for general and professional office uses as allowable alternate use. The site plan indicates the placement of a single parking space in the rear yard of the home. The applicant has indicated additional gravel can be placed in the rear yard to provide an additional parking space. The office hours are from 7:30 am to 5:30 pm, Monday through Friday.

The applicant is not proposing any signage with the new use of the building. Staff recommends should signage be placed at the site the signage comply with the Design Requirements of the MacArthur Park Historic District. The exterior color of the home will remain the same. Any modifications to the exterior of the structure will require approval by the MacArthur Park Historic District Commission.

Staff is supportive of the applicant's request. Staff does not feel the rezoning to allow the use of the structure as an Airbnb and for training of the property owners adjacent businesses employees will significantly impact the site or the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION:

(MARCH 16, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.