

FILE NO.: Z-7965-A

NAME: Hayes Properties Enterprises – PCD

LOCATION: 1417 S. Park

DEVELOPER:

Hayes Properties Enterprises, LLC
22875 Loumont Drive
Lake Forest, CA 92630

OWNER/AUTHORIZED AGENT:

Produski Arymeus Arsitektur
2124 Rice Street
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Harbor Environmental & Safety
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 0.21 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 45

CURRENT ZONING: POD (Planned Office District)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

January 5, 2006 the Planning Commission approved an application to rezone four (4) properties from R-3 and R-4 to POD to allow the units to be redeveloped as an art gallery, research center, “think tank” – office use and a bed and breakfast. Single-family and two-family were also requested as alternative uses for the properties. On February 2006 the Board of Directors passed Ordinance No. 19,472 approving the POD zoning. The POD zoning includes 1411, 1417, 1421 and 1501 S. Park Street.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to rezone the property at 1417 S. Park Street from POD to "PCD" Planned Commercial District to allow use of the property as a Short-term rental and for small public events – both on a periodic basis. No physical changes to the property are intended. The applicant's request does not include any change in use for the three (3) remaining properties approved under the previous POD zoning.

B. EXISTING CONDITIONS:

The property is located at 1417 S. Park Street across from Central High School and contains a one-story wood framed residential structure approximately 1,986 square feet. There are single-family residences and POD zoning the south. Located along West 16th Street there are residential and non-residential structures. There are properties zoned C-3 and O-3 in the area. To the north, along Daisy L. Gatson Bates Drive, there are single-family, two-family and office uses and zoning. The Central High Visitors Center is also located north of the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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 the public hearing.

D. ENGINEERING COMMENTS:

1. Does the existing driveway have a shared use access easement with adjacent property to the south?
2. If shared use access easement exists, no parking will be allowed within the easement.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of the request for water service must be met.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the requirements of the Central High Neighborhood Overlay District.
2. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the Central City 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 remain less than 6 units per acre. The application is to revise an existing POD (Planned Office Development) District to PCD (Planned Commercial Development) District to allow the site to be used as a small events center and bed and breakfast. This site is within the Central High Neighborhood Design Overlay District.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the east, south and north of the site. Public Institutional (PI) land use is shown to the west of the application 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 remain less than 6 units per acre. This area is established residential subdivision. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The land west of Park Street is the site of Central High School.

There is a church at the south end of the block and a national park facility at the north end.

Master Street Plan: To the west is Park Street and it is shown as a Local Street on the Master Street Plan. 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”. 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 is requesting to rezone the property at 1417 S. Park Street from “POD” Planned Office District to “PCD” Planned Commercial District to allow use of the existing structure as a short-term rental and for small public events. The applicant provided the following information for the proposed PCD zoning:

“We purchased the house in the early 2000s and used the property as an art and history center and business office. My family wants to continue our vision of engaging and rejuvenating the neighborhood. Thus, the vision strives for the house to be an idyllic location as a small event venue or for local community gatherings. Professionals can also use the facility for professional development training seminars/workshops, business meetings, or mini conferences. Short-term and overnight rental (i.e., AirBnb) as a unique component to the effective use of the property during the year.

The property is within the boundaries of the Little Rock Central High School National Historic Site.

The target audience are heritage tourists from both locally and globally. Proposed use of the property shall be first accommodating the needs of short-term overnight rental guests. In regards to other than short-term rental usage, the property shall be available seven days a week from eight o’clock in the morning to 9 o’clock in the evening. With regard to parking, there is an existing concrete paved parking lot (four slots and one handicap slot) accessible from Park Street.”

“Short-term Leasing (i.e., AirBnb)

The owner shall enact, upon approval of this PCD application, the services of a local property management company (host) to also manage the process of inspecting the house (before and after guest

usage); cleaning the house; stocking the basic amenities for the guests as well as being the local contact for guests on behalf of the Owner. The intent is that only one entity (guest) shall occupy the house – no multiple bookings during the same stay period. The Owner lives out-of-state and shall occupy the house as their residence during visits to Little Rock. No events or airbnb guests shall occur during the Owner’s stay.”

Small Events Venue for Local Community

“The Owner shall enact, upon approval of this PCD application, the services of an events coordinator as the contact for persons interested in leasing the use of the house for events (as indicated in the attached letter from the Owner). The Events Coordinator and the Property Management Company shall coordinate the schedule of events against booking events by potential airbnb guests. No events shall occur during the stay period by airbnb guests.”

The property located at 1417 S. Park Street is occupied by a one-story wood framed residential structure approximately 1,986 square feet in area. The existing approved uses include single-family residential and research office and provides adequate office space and support facilities for research assistance, interns, and clerical staff. In addition, the property provides a large public space for program seminars, office space with computer stations for distant educational purposes, reception and waiting room area and private office spaces. Five (5) parking spaces are provided within the rear yard area. Section 35-502 of the City’s Zoning Ordinance requires four (4) parking spaces. Staff believes the parking is sufficient for this use. On-street parking is allowed along S. Park Street. An existing driveway from S. Park Street along the south property line serves as access to the parking in the rear yard area.

No physical changes to the property are intended at this time. The applicant notes that for short-term rental use, guests will have full access to the existing residential-like kitchen to prepare meals as needed. There will be a maximum of sixty (60) persons allowed for events. The applicant notes that food preparation will be permitted during events. It is planned that food/beverages will be from outside catering services.

No signage is proposed at this time. Any future signage must comply with Section 36-553 of the City’s Zoning Ordinance (signs permitted in office zones).

No changes to existing lighting or additional lighting is proposed with this revised PCD application.

The applicant provided responses and additional information to all issues raised during staff’s review of the application. To staff’s knowledge, there is no outstanding issues. The applicant is requesting no variances with the PCD zoning.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning to allow a short-term rental and small public events subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(DECEMBER 9, 2021)

Staff informed the Commission that the applicant submitted a letter to staff requesting this application be deferred to the February 10, 2022 Planning Commission agenda. There was no further discussion. The item was placed on the Consent Agenda for deferral. The vote was 9 ayes, 0 nays and 2 absent.

STAFF UPDATE:

The applicant submitted a letter to staff on January 19, 2022 requesting this application be deferred to the May 12, 2022 agenda. Staff supports the deferral request.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

Staff informed the Commission that the applicant submitted a letter to staff on January 19, 2022 requesting this application be deferred to the May 12, 2022 agenda. Staff supported the deferral request. There was no further discussion. The item was placed on the Consent Agenda and deferred. The vote was 10 ayes, 0 nays and 1 open position.

STAFF UPDATE:

On March 30, 2022 the applicant submitted additional information to staff, providing more details on the proposed PCD zoning. The additional information is attached (“Attachment A”) for Planning Commission review. Staff continues to support the application as previously noted.

PLANNING COMMISSION ACTION:

(MAY 12, 2022)

The applicants, Kwendeche and Onisha Blagdon, were present. There were persons registered in opposition to the application. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The applicant deferred to the registered opposition.

Angela Matthews addressed the Commission in opposition to the application. She expressed concerns regarding the history a quiet neighborhood, number of people proposed for the venue, parking, permitting the use of alcohol by guests and neighbors not having a recourse regarding compliance and noise issues.

Denise Leeson, President of the Central High Neighborhood Association, addressed the Commission in opposition to the application. She stated she previously met with the applicant presenting several questions without any response from the applicant. She expressed concerns regarding scheduling conflicts with National Parks, Central High School events and neighbors, parking, traffic and trash.

Evan Webber addressed the Commission in opposition to the application. He stated the National Parks Service has provided funding to assess the homes in the area and how National Parks has worked with Central High School to designate it as a World Heritage Site.

Joyce Matthews, former President of the Central High Neighborhood Association, addressed the Commission in opposition to the application. She stated she lives close to the proposed site. She expressed concerns regarding how the previously approved office development was never developed as originally planned, the number of people for the proposed venue, conflicts with school traffic, parking, suspicious activity, safety concerns and police response times. She stated she prefers the area around Central High School remained residential.

Kwendeche and Onisha Blagdon addressed the Commission is support of the application. The applicant stated the intent of the venue is not designed specifically for the proposed use but to be a benefit to serve the entire community and the goal is to form a partnership to collaborate with the community and city.

The Commission addressed the applicant regarding parking, scheduling, the number of persons allowed at the venue at any given time, National Heritage Site designation and traffic. The applicant provided responses to the Commission's questions.

There was general discussion regarding short-term rentals (SRTs) and compliance. Staff provided clarification stating the Board of Directors had the authority to revoke any planned development if the conditions are not met.

There was a motion to approve the application including all comments and recommendations by staff. The motion was seconded. The vote was 0 ayes, 9 nays, 1 recusal (McDonald), 0 absent and 1 open position. The application was denied.

Attachment A
Z-7965-A
1417 S. Park Street



The Addie and Wesley Hayes House
1417 S. Park Street, Little Rock, AR 72202
Proposal for rezoning application

Proposal prepared by Trishmonisha Blagdon

Table of Contents

- I. Proposal Letter
- II. Ownership & Owners
- III. Community
- IV. Contact Person
- V. Target Audience
- VI. Exterior Design
- VII. Interior Layout
 - A. House configuration
 - B. Kitchen
- VIII. Venue
- IX. Meetings & Mini-Conferences
- X. Short Term & Overnight Rentals
- XI. Parking
- XII. Property & Event Management Companies
- XIII. Maintenance
- XIV. Insurance
- XV. Rules & Regulations
 - A. Contract
 - B. Rules
 - C. Permits & Licenses
 - D. Food & Beverages
- XVI. Appendix
 - A. Exterior & Interior Floor Plans

I. Proposal Letter

March 30, 2022

Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201

For Property:
1417 S. Park Street
Little Rock, Arkansas 72202
Parcel #34L1880000500

Dear Planning Commission Members,

Grace and Trishmonisha Blagdon are the owners of the referenced property at 1417 S. Park Street which is being proposed to be rezoned to a different zoning classification.

The business entity, The Hayes Properties Enterprises, LLC, was founded in 2017 by the Blagdon/Hayes family. The owners (Grace and Trishmonisha) purchased the house in the early 2000’s and used it as an art & history center and business office. The family named the house, The Addie and Wesley Hayes House (AWHH), after Grace’s parents who were educators, integration pioneers and community advocates in Little Rock. The Blagdon/Hayes family wants to continue the vision of engaging and rejuvenating the neighborhood. Thus, the vision strives for the house to be an idyllic location as a small event venue or for local community gatherings. Professionals can also use the facility for professional development training seminars/workshops, business meetings, or mini conferences. Short-term & overnight rental is a unique component to the effective use of the property during the year.

The property is within the boundaries of the Little Rock Central High School National Historic Site.

The target audience are heritage tourists from around the world and other prospective guests. Proposed use of the property shall be primarily accommodating the needs of short-term & overnight rental guests. In regard to the short-term rental usage, the property shall be available seven days a week from eight o’clock in the morning to nine o’clock in the evening. As for parking, there is an existing concrete paved parking lot (three slots and one handicap slot) accessible from Park Street.

We look forward to our investment within this historic neighborhood and sincerely appreciate your positive consideration for approval of this application.

Thank you for your consideration.

Respectfully,

Grace H. Blagdon
Owners, Hayes Properties Enterprises, LLC

Trishmonisha Blagdon

II. Owners & Ownership

Grace H. Blagdon, née Hayes, a Little Rock native since the age of five, went to Dunbar High School (class of 1955). From there, Grace went to Kalamazoo College in Michigan and afterwards she moved to California to be an elementary school teacher. She remained there for thirty years. Grace moved back to Little Rock in 2007 after retiring. She is still a fierce advocate of HPE's projects.

Trishmonisha Blagdon is Grace's daughter. She is known as Onisha by her friends and family. Deafened from spinal meningitis at the age of two, she grew up mainstreamed in schools that taught oralism (communicating with others by speaking and lip-reading). She started to learn sign language at the age of sixteen. Onisha obtained a bachelor's degree in Film & Television at University of California, Los Angeles (UCLA) in 2002 and a master's degree in Sign Language Education at Gallaudet University (Washington, D.C.) in 2015. She is an American Sign Language and Deaf Culture & History instructor at several community colleges in southern California. Onisha is a wife and mom. She is also an entrepreneur, a history enthusiast, and an incredible cook and baker. Onisha is stepping in to expand her mother's visions.

When the Addie and Wesley Hayes House is closed for a period of time to the public, members of the Blagdon-Hayes family are allowed to stay.

III. Community

Grace's heart and soul is embodied into community-based service. She wants to follow in her parents' history of community contribution to the state of Arkansas and Little Rock. Onisha desires to continue the Hayes' family tradition of community advocacy. As a deaf woman, Onisha wants to create business opportunities for the Little Rock community and boost the Little Rock & Deaf ecosystems.

VI. Contact Person

Kwendeche is the authorized agent and contact person for the rezoning application.

V. Target Audience

Purpose of this list is to generate potential and prospective clients for the AWHH at 1417 S. Park Street

- Age: 25+
- Engaged couples
- Locals
- Heritage Tourists
- Architects
- Vintage Home and Architecture Enthusiasts
- History Enthusiasts

- Historians
- Writers
- Educators
- Non-profit Organizations
- Hospitality Industry Professionals
- Travel & Tourism Industry Professionals
- Lifestyle Hosts & Hostesses

VI. Exterior Design

Purpose of this list is to set up exterior design goals for 1417 S. Park Street

- Exterior of the property is preserved in its original appearance and keeping its history
- Registration in The National Register of Historic Places
- Restore the column posts to 1950s style
- Fence is designed for privacy and surrounds most of the property (see section XV: Rules & Regulations, subsection B)
- Landscaping for beautification of the property
- Easement driveway between 1417 & 1419
- Security measures such as security cameras and motion sensor lights
- Business Signage - if an exterior sign is needed, it will be made in compliance with current Little Rock ordinance
- Wheelchair accessible (ramp is in the back of the house)

See Exterior Floor Plan in Appendix

VII. Interior Layout

Explanation of the interior design and set up for 1417 S. Park Street

A. House configuration

- The house has 2063 square feet of living space
- 3 functional bathrooms
- 4 exits (can be used as fire exits)
- One bedroom with full bathroom (in the rear of the house) for short-term & overnight rental
- Minimal furniture available
- Majority of the rooms & spaces are bare

B. Kitchen

- Includes an operating refrigerator and microwave
- Also has running hot and cold water

See Interior Floor Plan in Appendix

VIII. Venue

- Open 7 days a week
- Hours: 8:00 am - 9:00 pm
- Available by reservation only
- Venue can be reserved for up to five (5) hours
- Quiet hours are 9:00 pm to 8:00 am
- Maximum of 60 people for the entire property (confirmed verbally via phone by Fire Department)
- Parking area in the back can be used as an outdoor reception area or event ceremony

This list provides ideas of what events can be hosted at the AWHH:

- Weddings
- Engagement Announcements & Celebrations
- Baby Showers
- Holidays
- Special Celebrations
- Art Exhibitions
- Formal Tea Parties
- Annual Garden Socials
- Celebration of Life
- Reunions
- Fundraiser Events
- Business meetings
- Conferences
- Community gatherings
- Breakfasts
- Brunches
- Luncheons
- Dinners

IX. Meetings & Mini-Conferences

The list below provides details of what can be arranged at the AWHH:

- Open 7 days a week
- Hours: 8:00 am - 9:00 pm
- Available by reservation only
- Overseen by a realty company; they handle the reservation/rentals and ensure the premises is secure
- The premises can be reserved for the one of the following time blocks: a. 8:00 am to 5:00 pm, b. 9:00 am to 6:00 pm, or c. 10:00 am to 7:00 pm

- Quiet hours are 9:00 pm to 8:00 am
- Maximum of 60 people for the entire property (confirmed verbally via phone by Fire Department)
- Parking area in the back can be used as an additional space for workshops and professional training activities
- The rear rental room will not be rented at any time during this type of event

X. Short Term & Overnight Rentals

- Managed by a realty company; they handle the rentals and ensure the rental room (in the rear of the house) property is secure
- Background screening of short-term renters or overnight guests
- Up to 2 (two) people are allowed to stay in the designated bedroom at a time
- No animals or pets allowed (service animals exempted)
- When there is no venue event or meeting/mini conferences planned, short term renters are allowed to occupy the rental room
- During wedding venue events:
 - Only one or two people of the wedding group are allowed stay overnight the night before and/or after the wedding ceremony

XI. Parking

- Exiting paved parking lots for up to 4 vehicles (three slots and one handicap slot) in the back of the house
- During the event, parking is allowed on both sides of the street with exception of during school hours and not to block residential driveways

XII. Property & Event Management Companies

- Managed by a local realty company, Eagle Rock Realty
 - Opens and closes the event venue
 - Collects the deposits and contracts
- Bella Baxter Special Events (event management company based in Little Rock, Arkansas)
 - An independent contractor hired to manage events at The Addie and Wesley Hayes House
 - Will ensure a contract is given to all clients for proper use of the property for events

XIII. Maintenance

Projected (and not limited to) list of maintenance duties:

- Clean up
 - Professional cleaning services
- Trash pick-up & collection
 - There must be no trash left after the event

- House repairs
- Yard maintenance
- Painting

XIV. Insurance

The 1417 S. Park Street property is protected for:

- Fire
- Liability
- Theft

XV. Rules & Regulations

A. Contract

Contracts must be signed by all parties, security deposit, AND all amounts due must be paid in FULL before the event can proceed at the venue.

B. Rules

- Age limitation for renting (age 25+)
- When prospective clients apply, they must state the purpose of using The Addie and Wesley Hayes House
- The surrounding neighbors will not be disturbed, and their privacy will be respected (see section VI: Exterior Design)
- Smoking is not permitted inside & outside the premises
- No underage patrons allowed to rent unless accompanied by adult patrons
- No animals or pets allowed (service animals exempted)
- Venue can be reserved for up to five (5) hours (see section VIII: Venue)
- The premises can be reserved for the one of the following time blocks: a. 8:00 am to 5:00 pm, b. 9:00 am to 6:00 pm, or c. 10:00 am to 7:00 pm (see section IX: Meetings & Mini-Conferences)
- Quiet hours are 9:00 pm - 8:00 am

C. Permits & Licenses

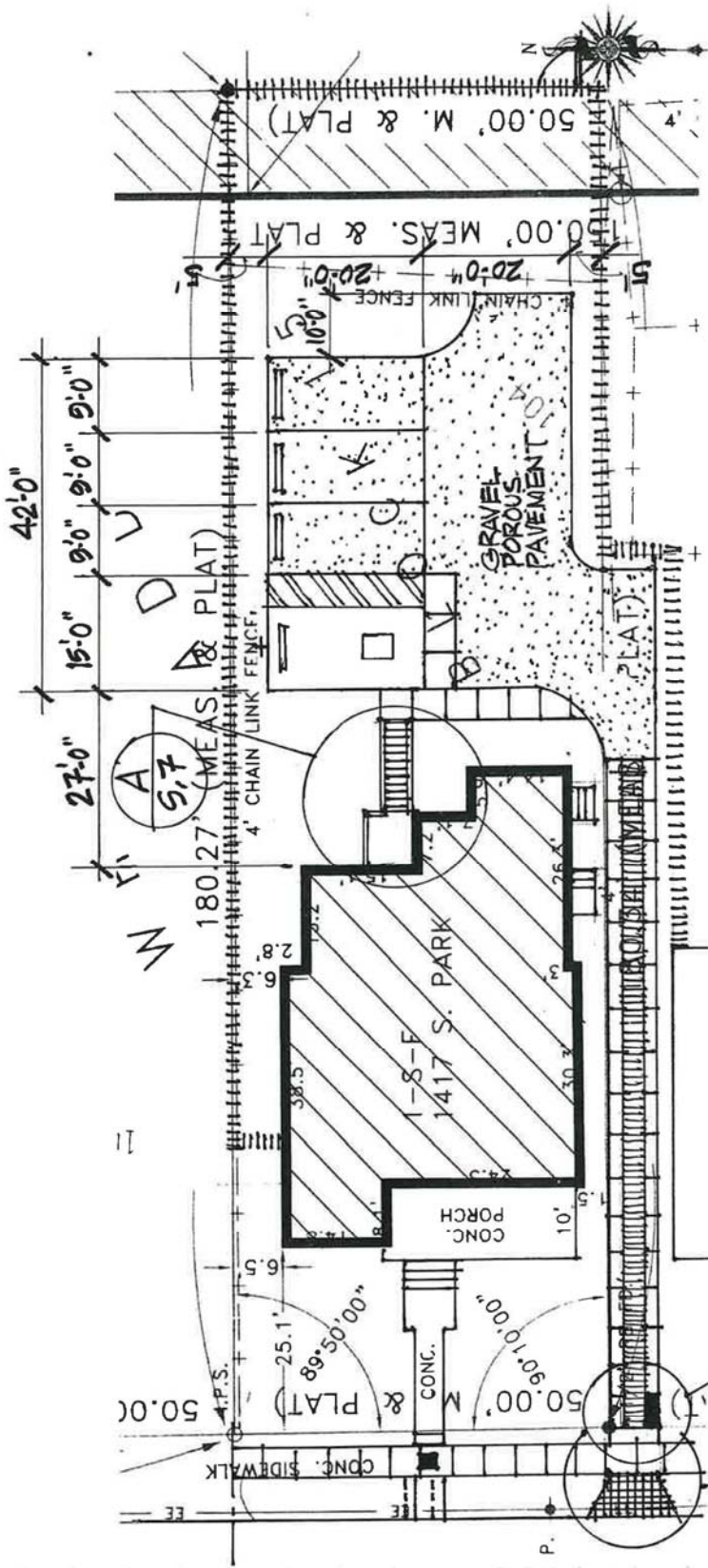
In order for the events to operate properly at 1417 S. Park Street, all required permits shall be obtained.

D. Food & Beverages

- Food is not prepared at 1417 S. Park Street
- Food is catered
- Alcohol can be consumed but will not be sold

XVI. Appendix

A. Exterior & Interior Floor Plans



GENERAL NOTES

1. DO NOT SCALE directly from this drawing. Please refer to the written dimensions or refer questions to the Architect.
2. Remove all trees, shrubs, chain link fencing, loose and embedded rubble from areas to be paved. Coordinate all subsurface excavation with Arkansas One Call or similar service for locating existing underground utilities.
3. Provide new landscape screening material along the new wood fencing, in accordance with requirements of the approved ordinance for this project. (See Landscaping on Sheet G.2)
4. Porous paved areas and the ribbon driveway shall be graded, as needed to obtain minimal slopes for drainage.

A SITE PLAN
NTS



1417 South Park Street
"a research office"

Park Central Little Rock
ARCHITECTURAL products
by **owyn**
CONSTRUCTION DRAWINGS

OVERALL SITE PLAN

SHEET NO. **S-1**

January 2, 2007

KEYED NOTES

A Reception desk to be portable - provided by the Owner. Adjacent wall or floor shall have new electrical and telephone receptacles.

B Opaque paint layers on the existing fireplace mantel to be removed to expose its original natural wood finish. Both fireplaces shall be fitted with a new vented gas log insert. Chimney shall be inspected and cleaned for installation of new flue.

C New exterior treated wood platform and ramp. See details in this booklet.

D New wood porch rails and column. See details in this booklet.

E Remove existing railing and rebuild with treated wood members. See details in this booklet.

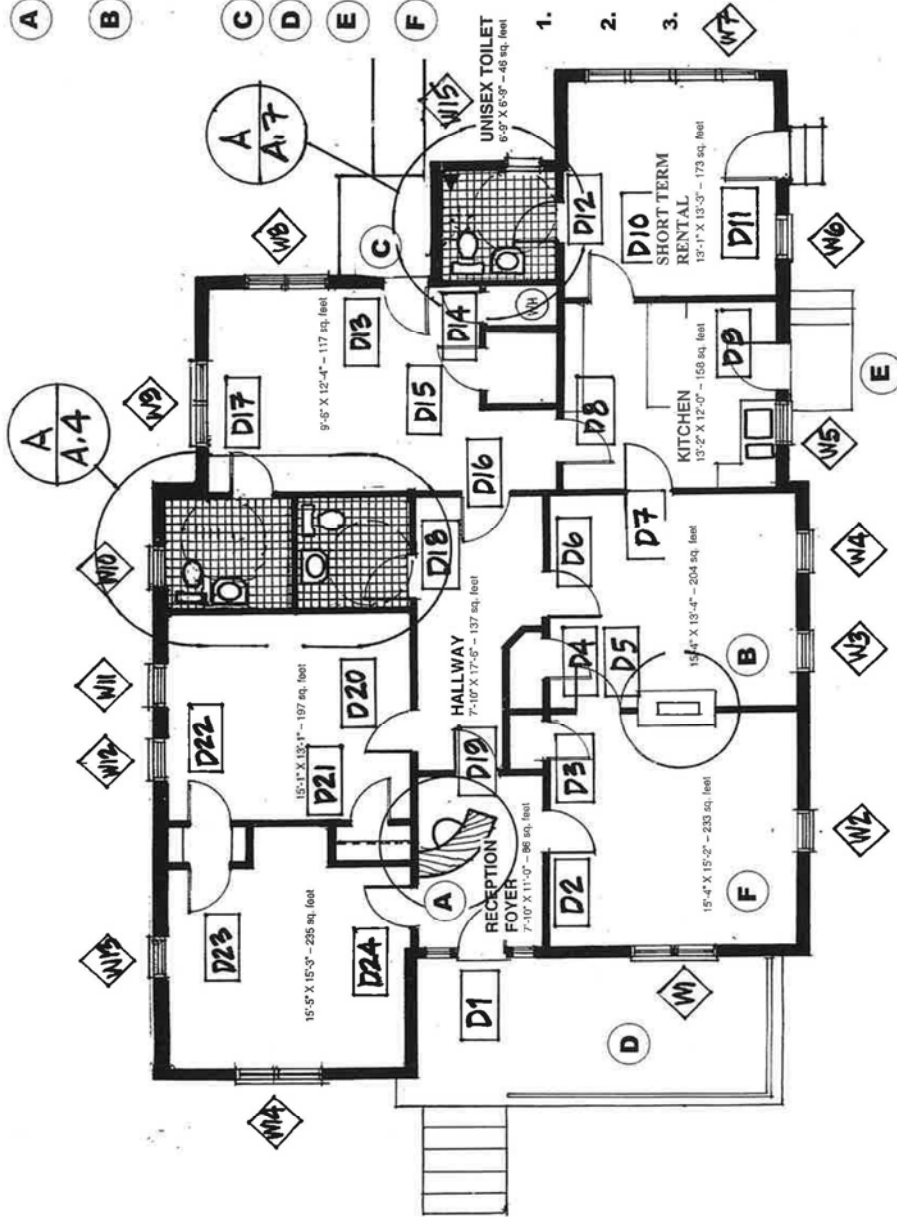
F All walls and ceilings were the plaster and wood lath has been removed shall receive a new layer(s) of gypsum board installed to the same level / surface as the existing plaster.

GENERAL NOTES

1. DO NOT SCALE THIS DRAWING. If dimensions are needed, please field measure.

2. Before bidding or commencement of the work, the Contractor must FIELD VERIFY all existing conditions.

3. All remaining floor / wall / ceiling supporting studs and joists shall be inspected, repaired / replaced as needed and made plumb and level before application of new cladding.



A FLOOR PLAN
NTS

Park Central Little Rock

ARCHITECTURAL
CONSTRUCTION
DRAWINGS

FLOOR PLAN

SHEET NO.
A.1

January 2, 2007

1417 South Park Street
a research office

