May 14, 2026

ITEM NO.: 25 FILE NO.: Z-10284

NAME: Vasquez – STR-2 – PD-C

LOCATION: 1912 W. Daisy Bates Drive

APPLICANT/OWNER:

Vasquez Properties
8501 Herndon Road
Little Rock, AR 72204

Ruth M. Vasquez (owner)

SURVEYOR/ENGINEER:

Laha Engineering, Inc.
6602 Baseline Road, Suite E
P.O. Box 190251
Little Rock, AR 72219

AREA: .16 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.16-acre property located at 1912 W. Daisy Bates Drive from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has been operating as a short-term rental for approximately one (1) year.

B. EXISTING CONDITIONS:

The property is occupied by a 1,484 square foot, two-story, single-family residence. The property has parking for multiple cars from a concrete drive off of W. Daisy Bates Drive. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

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 (PLANNING): No comments.

ENGINEERING COMMENTS (PUBLIC WORKS): 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 OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: Full life Safety Inspection

Landscape: No comments.

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by

neighborhood oriented commercial uses. The Land Use Plan shows Residential Low Density (RL) for 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 remains less than 6 units per acre. The application is for a PD-C for two STR-2 permits.

To the north, south, and west of the application area are areas designated for Residential Low Density (RL) uses and is characterized by single-family homes interspersed with duplexes and vacant lots. East of application area is area designated for Residential Medium Density (RM) uses and is characterized by duplexes and apartments.
This site is not located in an Overlay District.

Master Street Plan:

West Daisy L. Gaston Bates Drive 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:
West Daisy L. Gaston Bates Drive is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application area is the site of the J. W. Rivers House. Built in 1923, the J. W. Rivers house was identified as being Eligible for listing in the National Register of Historic Places, meaning the property could've been nominated and listed in the National Register and become eligible for state and federal historic tax credits. However, in 2022 the property was significantly altered and due to these alterations it is considered ineligible. The subject site is one block north, across Daisy L. Gatson Bates Drive, from the Central High School Neighborhood Historic District. The application area is approximately 240 feet northeast of the W. R. Stewart House, which was listed on the National Register of Historic Places on 12/22/82.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the

proposed conversion of the site to accommodate a new use consider its potential adverse impacts to adjacent historic sites. The application, as shown, should have no effect on identified historic resources as alterations have already taken place.

G. ANALYSIS:

The applicant is requesting to rezone a 0.16-acre property located at 1912 W. Daisy Bates Drive from R-3 to PD-C to allow the property to operate as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The home is a single-family residence. The owner will not reside in the residence. The residence has been operating as a short-term rental for approximately one (1) year.

The property is occupied by a 1,484 square foot, two-story, single-family residence. The property has parking for multiple cars from a concrete drive off of W. Daisy Bates Drive. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-3.

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:

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 an 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.

There is existing off-street parking for four (4) vehicles.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and fifty (150) 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.

Staff is supportive of the requested rezoning to allow for a short-term rental 2 unit as the desired use. Staff feels the rentals will continue to create a diversity of housing options for this neighborhood. Staff feels that the rezoning of this property will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (May 14, 2026)

The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was approved.