

FILE NO.: Z-9763

NAME: Vasquez – Short-Term Rental – PD-C

LOCATION: 308 Woodrow Street

DEVELOPER:

Ruth Vasquez (Owner)
8501 Herndon Road
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Ruth Vasquez (Owner)
8501 Herndon Road
Little Rock, AR 72204

SURVEYOR/ENGINEER:

Laha Engineers, Inc.
PO Box 190251
Hensley, AR 72219

AREA: 0.16 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 CENSUS TRACT: 48

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.16-acre property located at 308 S Woodrow Street from R-3 to PDC to allow use of the property as Short-Term Rental with a maximum stay of fourteen (14) days. The owner will not reside in the residence. The entire residence will be rented as one (1) unit. The property is located in the Stiff Station National Historic District.

B. EXISTING CONDITIONS:

The property contains an existing one-story wood-frame structure. Access is provided along S. Woodrow Street via a concrete driveway which extends along the east side of the house and continues south with additional concrete paving located in the rear yard area. The property is primarily surrounded by R-3 zoning in all directions with a mixture of higher density residential zoning in the general area.

C. NEIGHBORHOOD COMMENTS:

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: 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: No comments.

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 I-630 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-3 (Single Family District) to PCD (Planned Commercial Development). The request is to allow the site to be used for Short Term Rental.

Surrounding the application area in all directions is Residential Low Density (RL) designated land. This land is developed, platted single-family subdivisions with a scattering of duplexes.

Master Street Plan:

South Woodrow Street is shown on the *Master Street Plan Map* as a Minor Arterial. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be limited to allow for continuous traffic flow while still allowing some access to adjoining property, Deceleration Lanes are required. Right of way is 90 feet. Sidewalks are required on both sides. This street may require dedication of additional 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 of S. Woodrow Street.

Historic Preservation Plan:

This site is in the Stiff Station National Historic District.

H. ANALYSIS:

The applicant proposes to rezone 0.16 acre property located at 308 Woodrow Street from R-3 to PD-C to allow use of the property as a short-term rental with a maximum stay of fourteen (14) days. The owner will not reside in the residence. The entire residence will be rented as one (1) unit. The property is located in the Stiff Station Historic District. The property contains an existing one-story wood-frame structure. A six (6) foot wood fence surrounds the property on the north, south and west sides. An alley is located in the rear (south) of the residence.

Access is provided along S. Woodrow Street via a concrete driveway which extends along the north side of the house and continues south with additional

concrete paving located in the rear yard area, which may be utilized for parking. Additional parking is provided on the south side of the residence. Staff feels the parking is sufficient to serve the proposed use.

The applicant is proposing a 3 foot by 2 foot hanging wooden sign providing contact information on the property. Any signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two-family zones).

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.

Staff supports the proposed PD-C rezoning. Staff believes the request is reasonable and that the short-term rental is appropriate for this location. The property is surrounded primarily by R-3 zoning in all directions with a mixture of higher density residential zoning in the general area. Staff feels the short-term rental will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(MARCH 9, 2023)

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 recommendation" above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 1 absent and 1 abstain (Brown).