

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2020 AGENDA**

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| <p>Subject:</p> <p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Woodall Short-Term Rental PCD, located at 1803 East 3rd Street (Z-9538).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p> | <p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p> |
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| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>The applicant is requesting that the property located at 1803 East 3rd Street be rezoned from R-4, Two-Family District, to PCD, Planned Commercial District, to allow for the construction of a two (2)-story residential-type structure to be used as a short-term rental.</p> <p>None.</p> <p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant proposes to rezone the 0.057-acre property located at 1803 East 3rd Street from R-4, Two-Family District, to PCD, Planned Commercial District. The property is comprised of one (1) legal lot of record, being 32.5 feet wide and seventy-six (76) feet deep; part of Lots 1 and 2, Block 4, Garland Addition.</p> <p>The applicant proposes to construct a two (2)-story, 1,650 square-foot residential-type structure on the lot to be used as a short-term rental. The proposed structure will be</p> |
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**BACKGROUND
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located twenty (20) feet back from the front (north) property line, fifteen (15) feet from the rear (south) property line and three (3) feet from the east and west side property lines. The structure will be a modern-type structure with an abundance of glass and wood or aluminum siding, and possibly a small amount of brick. The height of the structure will not exceed thirty-five (35) feet, which is the typical height allowance in R-4 zoning.

The proposed structure will have three (3) bedrooms and two (2) bathrooms. The structure will be rented as a vacation rental in its entirety, never by individual bedrooms. The maximum length of stay will be thirty (30) days. There will be no signage located on the property.

The proposed structure will include a two-car garage at the northeast corner of the structure. A two (2)-car wide driveway from East 3rd Street will serve as access to the property. Therefore, there will be four (4) on-site parking spaces for the proposed short-term rental use, which staff believes will be sufficient. Also, on-street parking is allowed along East 3rd Street, as well as the surrounding streets.

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

Staff is supportive of the requested PCD rezoning to allow for the construction of a residential-type structure to be used as short-term rental. Staff views the request as reasonable. There has been an increasing interest in developing lots within this area, with the current marina and yacht club development which is taking place along the Arkansas River to the north and northeast. Staff support of this application is based on the PCD zoning for the short-term rental use being conditioned upon the ownership of the property by Douglas and Lita Woodall. If the Woodalls ever sell the property, the PCD zoning will become null and void, with the property automatically reverting back to its original R-4 zoning. As such, the property/structure will be able to be used as a single family residence if the property is sold. Staff will also recommend that single-family residential be a permitted use for the PCD zoning.

**BACKGROUND
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Therefore, if the Woodalls retain ownership of the property and decide to cease the short-term rental use, the structure can be occupied as a single-family residence. Staff believes the proposed PCD zoning will have no adverse impact on the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the East Little Rock and Hanger Hill Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.