

FILE NO.: Z-9538

NAME: Woodall Short-Term Rental PCD

LOCATION: 1803 East 3rd Street

DEVELOPER:

Douglas Woodall
1803 East 3rd Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Pat McGetrick
11601 Bass Pro Parkway
Little Rock, AR 72210

SURVEYOR/ENGINEER:

McGetrick and McGetrick, Inc.

AREA: 0.057 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 6 CENSUS TRACT: 2

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

1. None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.057 acre property [one (1) lot] located at 1803 East 3rd Street from R-4 to PCD to allow for the construction of a two-story residential-type structure to be used as a short-term rental.

B. EXISTING CONDITIONS:

The property is located on the south side of East 3rd Street, just east of Bender Street. The subject lot is currently undeveloped and mostly grass covered. There are a few small trees along the side property lines.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the East Little Rock and Hanger Hill Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

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: No comments received.

Fire Department: Full Plan Review

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project potentially falls within the parameters of a commercial "Hotel" classification and must be reviewed as such. Contact a commercial plans examiner:

Curtis Richey at 501-371-4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No Comments.

Planning Division: The request is in the East Little Rock Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, 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 application is to change an area from R-4 (Two Family District) to PCD (Planned Commercial Development) District to allow the use of the site as a Short Term Rental with no owner on site.

Surrounding the application area, the Land Use Plan shows Residential Medium Density (RM) in all directions. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, 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.

Master Street Plan: To the east is Bender Street and to the north is 3rd Street, both are Local Streets 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". These streets 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 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 76 feet deep; part of Lots 1 and 2, Block 4, Garland Addition.

The applicant proposes to construct a two-story, 1,650 square foot residential-type structure on the lot to be used as a short-term rental. The proposed structure will be located 20 feet back from the front (north) property line, 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 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 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-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. 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.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning, subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, in the agenda staff report.
2. The PCD zoning will be 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 reverting back to its original R-4 zoning.

3. Single family residential will be a permitted alternate use for the PCD zoning.
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PLANNING COMMISSION ACTION:

(OCTOBER 29, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 11 ayes, 0 nays and 0 absent.