

NAME: LIRO Management – STR-2 – PD-C

LOCATION: 112 W. 13th Street

OWNER:

Liraz Ben Zirri (Owner)
Robert Mauney (Owner)
1818 N. Taylor Street #410
Little Rock, AR 72207

SURVEYOR/ENGINEER

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: .08 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 44

CURRENT ZONING: UU

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a .08-acre property located at 112 W. 13th Street from UU to PD-C to allow use of the property as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The entire home will be rented out as one unit. The home is not currently being used as a short-term rental.

B. EXISTING CONDITIONS:

The property is occupied by a 776 square foot, one-story, single-family home. The property is located in the Central City Planning District. The home is completely fenced in and includes a parking pad in the rear. The proposed property is surrounded by various commercial properties and multifamily and single-family homes. The existing zoning is UU. The Future Land Use Plan shows Mixed Use Urban (MXU) for the proposed area.

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:

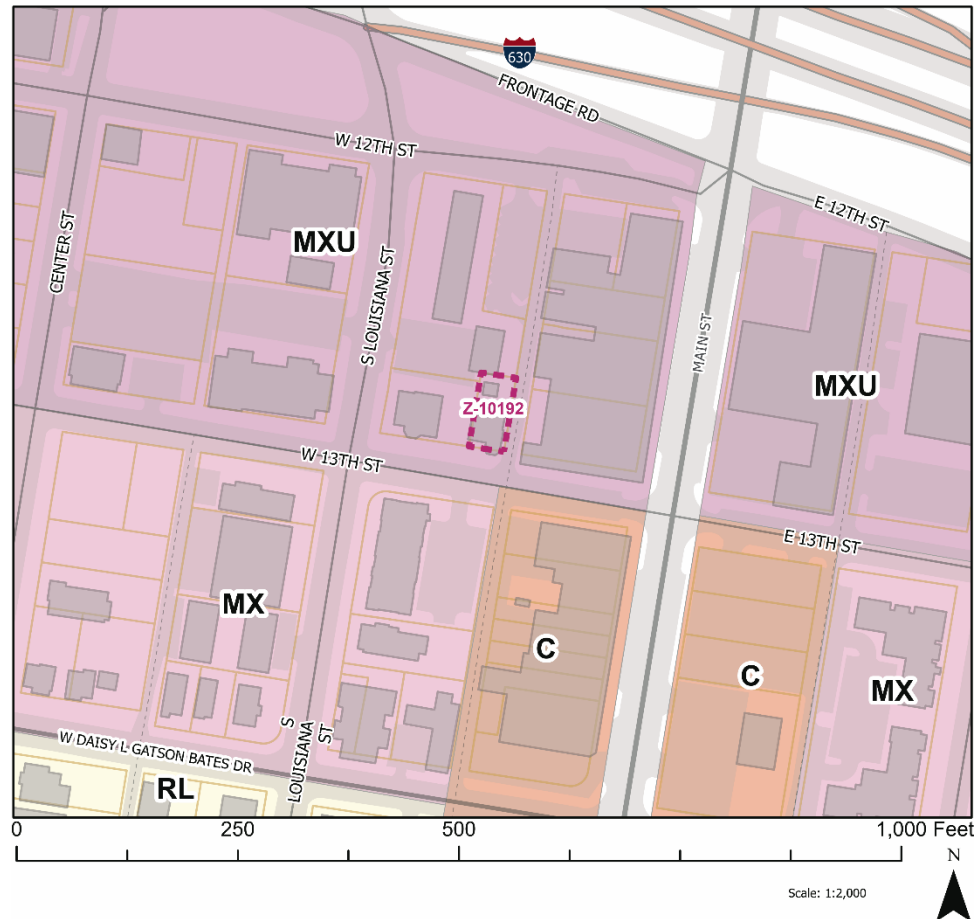
The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening existing development, supporting residential stability, encouraging neighborhood commercial uses, and encouraging compatible infill development. The Land Use Plan shows MXU for the requested area. The Mixed-Use Urban (MXU) category allows for uses ranging from high-rise office buildings to single family homes. The intent is to create a vital, diverse area which is street oriented and pedestrian friendly. The uses may be mixed (residential, office, and commercial in any combination) within the building itself or within an area. The application is for a PD-C for an STR-2.

Surrounding the application to the north, east, and west is designated as Mixed Use Urban (MXU). The Mixed-Use Urban (MXU) category allows for uses ranging from high-rise office buildings to single family homes. The intent is to create a vital, diverse

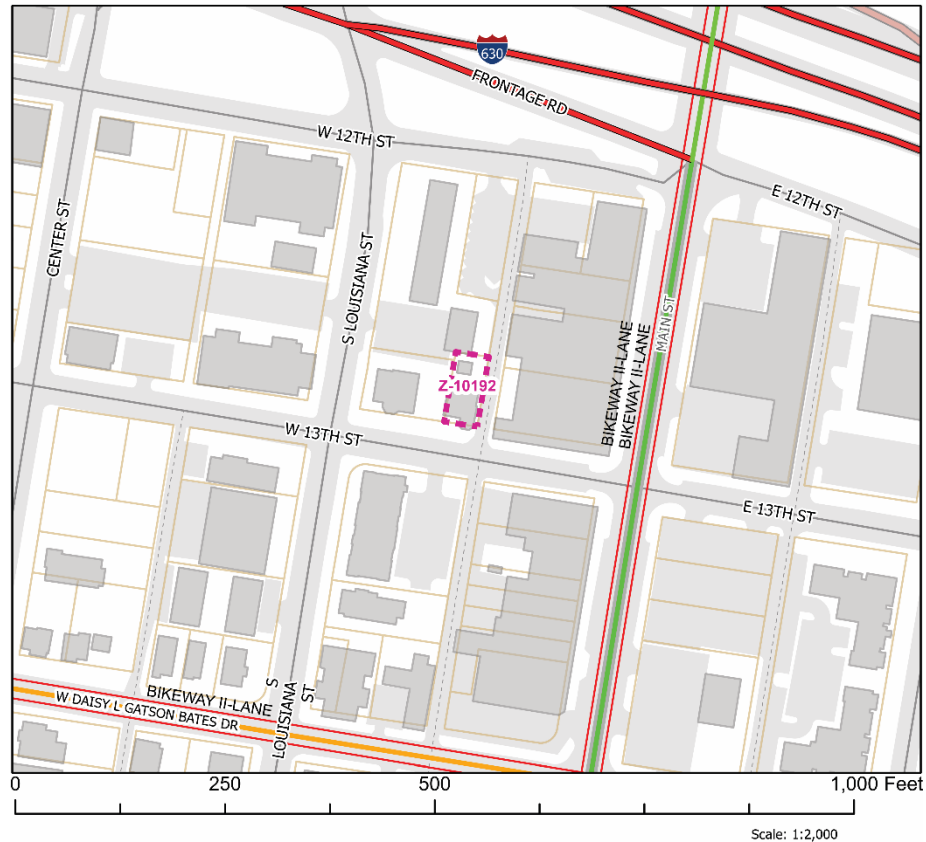
area which is street oriented and pedestrian friendly. The uses may be mixed (residential, office, and commercial in any combination) within the building itself or within an area. This area is characterized by apartments, a faith-based institution, a museum, and various food, service, and retail establishments. South of the application is area designated for Mixed Use. The Mixed Use (MX) category providing for a mixture of residential, office and commercial uses to occur, characterized by apartments. South of the application across 13th St is designated as Commercial (C) use. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities and is characterized with such uses.

The area directly south of the application across W. 13th Street is within the authority of the Capitol Zoning District Commission.

Future Land Use Plan for Z-10192



Master Street Plan for Z-10192



This site is not located in an Overlay District.

Master Street Plan:

W. 13th St. is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which are abutted by non-residential or residential uses which are more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

W. 13th St. is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is the site of a historic residence at 112 W. 13th. The residence was constructed in the Folk Victorian style and not original to the site, likely relocated sometime between 2021 and 2022. The site has experienced significant alterations,

including the replacement of historic siding for synthetic siding, and is considered Ineligible for listing in the National Register of Historic Places. The site is adjacent to the South Main Street Commercial Historic District and to the Kirby-Curtis House at 1221 Louisiana St. The Kirby-Curtis House is not listed in the National Register of Historic Places but is culturally and architecturally significant locally.

The Historic Preservation Plan advocates increased effectiveness and coordination with the review of development plans. Staff advocates for that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposed use will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources beyond the alterations already performed.

G. ANALYSIS:

The applicant is requesting to rezone a .08-acre property located at 112 W. 13th Street from UU to PD-C to allow use of the property as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The entire home will be rented out as one unit. The home is not currently being used as a short-term rental.

The property is occupied by a 776 square foot, one-story, single-family home. The property is located in the Central City Planning District. The proposed property is surrounded by various neighborhood commercial properties and residential. The home is completely fenced in. The existing zoning is UU. The Future Land Use Plan shows Mixed Use Urban (MXU) for the proposed area.

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 1 & 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 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 thirty (130) 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 a short-term rental 2 as the desired use. Staff feels the rental 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:

(NOVEMBER 13, 2025)

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 analysis" above. The item remained on the Consent Agenda for Approval. The vote was (7) ayes, (0) nays, (3) absent, and (1) open position. The motion passed. The application was approved.