

NAME: Pierce – STR-2 – PD-C

LOCATION: 4909 Kavanaugh Boulevard

OWNER:

Steven Pierce (Owner)
7100 Kingwood Road
Little Rock, AR 72207

SURVEYOR/ENGINEER

Quattlebaum Surveying, LLC
301 East Lincoln Ave
Searcy, AR 72143

AREA: .16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 16

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone a 0.16-acre property located at 4909 Kavanaugh Boulevard from R-2 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 residence is currently vacant and is not being used as a short-term rental.

B. EXISTING CONDITIONS:

The property is occupied by a 1,554 square foot, one-story, single-family home. The property is located in the Heights Landscape Design Overlay District. There are single-family residences north and south along the west side of Kavanaugh Boulevard and commercial properties across Kavanaugh Boulevard to the east. There is access to the property from the rear alley as well as the a driveway from Kavanaugh. A two-car parking pad sits off the alley, providing additional parking. The existing zoning is R-2. The Future Land Use Plan shows Residential Low Density (RL) 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:

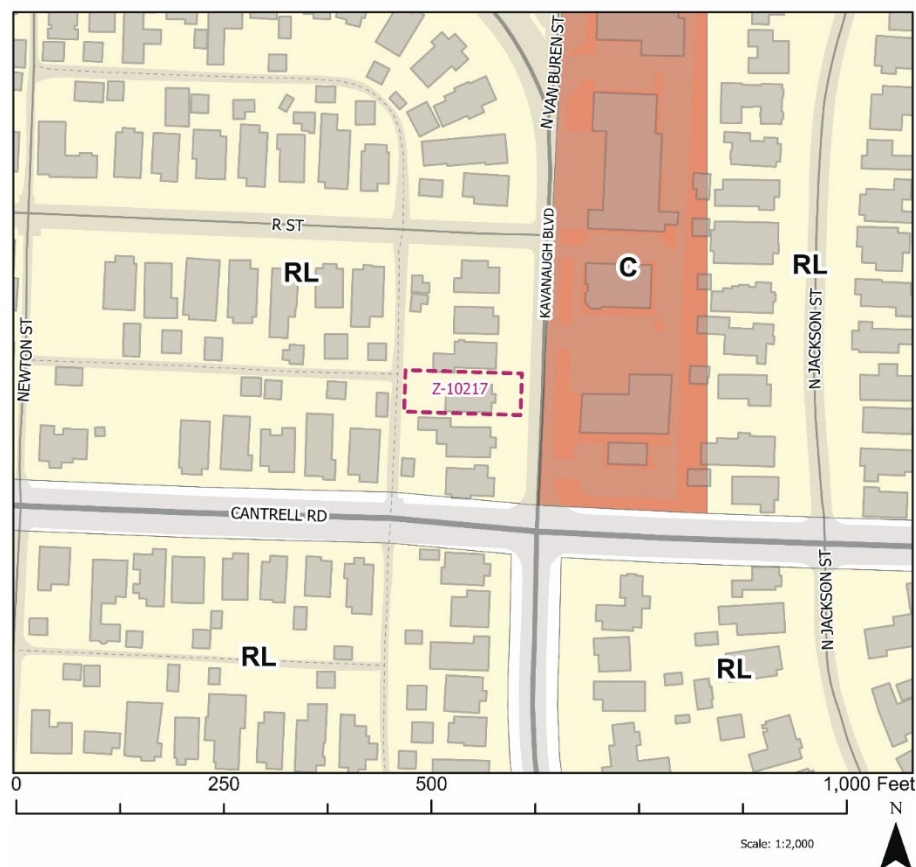
Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. 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 for a Planned Development-Commercial for a STR-2.

Surrounding the application area, to the direct north, south, and west, is area designated for Residential Low Density (RL) use and is characterized by single-family homes. To the east and north of Kavanaugh Blvd. is area designated for Commercial (C) use and is characterized by restaurants, offices, and commercial business.

The subject site is located in the Heights Landscape Design Overlay District (Ord. 21,787, 2019). The purpose of the District is to preserve and restore the tree canopy along residential streets.

Future Land Use Plan for Z-10217

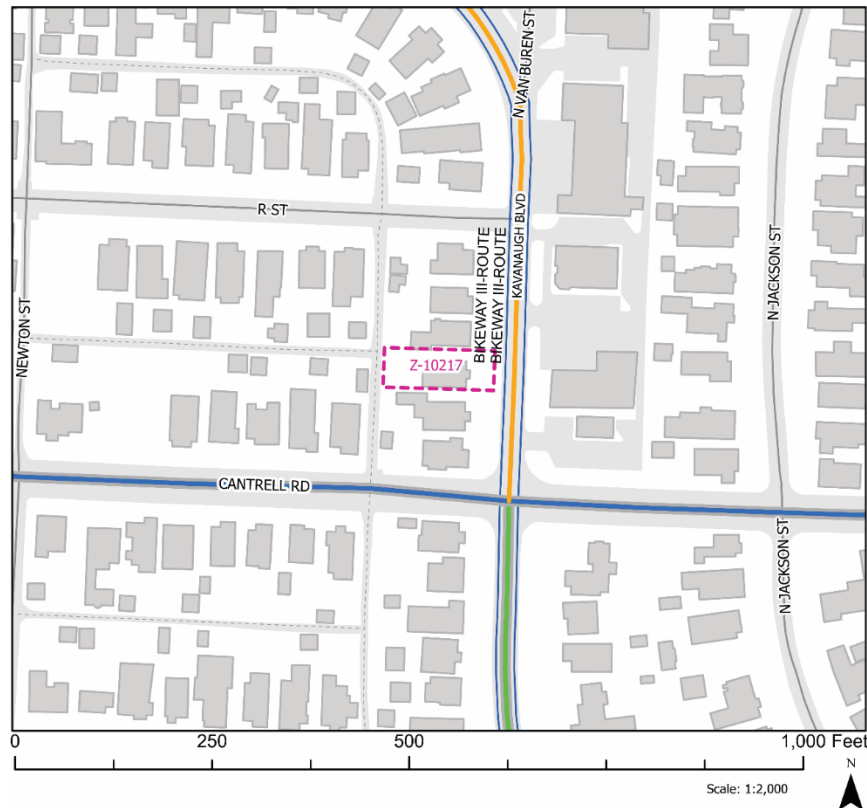


Master Street Plan:

Kavanaugh Blvd. north of Cantrell Rd. 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. Kavanaugh Blvd. south of Cantrell Rd. is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both

sides. This street may require dedication of right-of-way and may require street improvements. Behind the application area are two alleys.

Master Street Plan for Z-10217



Bicycle Plan:

Kavanaugh Blvd. is on the Master Bike Plan as an Existing Class III Bike Route. Class III Bike Routes require no additional right-of-way, but require either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

This property is located in the Central High National Register Historic District.

G. ANALYSIS:

The applicant is requesting to rezone a 0.16-acre property located at 4909 Kavanaugh Boulevard from R-2 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 residence is currently vacant and is not being used as a short-term rental.

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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 (7) persons registered in opposition. The item was taken off the Consent Agenda and opened for discussion. The Commissioners gave the applicant the option to defer the item due to an incomplete commissioner attendance. The applicant chose to remain on the agenda. Sherry Henderson, Brett Wood and Nancy McDonald voiced concerns about a commercial property degrading the quality of life within the neighborhood and opening the door for other commercial businesses to come in. Sherry Henderson and Brett Wood voiced concerns of the shared driveway and large parties coming in to disturb their homes. Mrs. Henderson mentioned a deed restriction that only allows residential for that side of Kavanaugh. Vincent Henderson stated that this has been a solid neighborhood for over 100 years and wanted no change in personality or character. He noted the mix of neighbors adds to the character. Julie Fiser and Nancy McDonald voiced concerns about children being in the neighborhood and how they walk and play without concern and the Airbnb would disrupt the safety of the neighborhood. Hailey Fejer chose not to speak. Susan Colford deferred her time. After some discussion there was a motion to approve the application. There was a second. The vote was (5) ayes, (2) nays, (3) absent and (1) open position. The motion failed. The application was denied.