

FILE NO.: Z-9921-A

NAME: Lawcraft #2 STR-2 – PD-C

LOCATION: 1723 Dennison Street

AGENT:

Paul Dodds
2119 West 17th Street
Little Rock, AR 72202
(501) 791-4135

OWNER:

Lawcraft, LLC
P O Box 7509
Little Rock, AR 72217

SURVEYOR/ENGINEER:

Laha Engineers
6602 Baseline Road, Suite E
Little Rock, AR 72219

AREA: 0.10 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 45

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.10-acre property located at 1723 Dennison Street from R-3 to PD-C to allow use the following:

1. To allow conversion of the existing residential structure to a duplex structure.
2. To allow one unit of the duplex (1723 Dennison) to be used as a STR-2 with maximum stay of twenty-nine (29) days. The owner will not reside in the residence.

3. To allow long-term rental of the unit as an alternate use.

B. EXISTING CONDITIONS:

The property is 1,754 square feet, one-story home. 1721 (Z-9921) and 1723 (Z-9921-A) Dennison will be rebuilt as two fully separate one-bedroom apartment units. There will be no access from one unit to the other. Guests will have different key codes to enter their individual units. They will have shared access to the front porch and rear patio area. The request is in the Central City Planning District as well as the Central High, and the Wright Avenue Neighborhood Associations. There is on-street parking on Dennison Street and on West 18th street. The property is surrounded by R-3 zoning. The *Future Land Use Map* shows Residential Low Density (RL) for the requested 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: 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 comments.

Fire Department: Need Life Safety Inspection

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 Central City 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 to PD-C. The purpose is for STR-2.

The Land Use surrounding the application area is Residential Low Density (RL).

The application site is zoned Single Family (R-3). Properties to the north, east and south are also zoned Single Family (R-3). To the west across Dennison Street is zoned Two Family (R-4).

This application site is in the Central High, and the Wright Avenue Neighborhood Associations.

This site is not located in an Overlay District.

Master Street Plan:

Dennison Street is a Local Street on the Master Street Plan Map. Right-of-way is 50'. Sidewalks are required on one side.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is a non-contributing structure located in the Central High Historic District.

H. ANALYSIS:

The applicant proposes to rezone 0.10-acre property located at 1723 Dennison Street from R-3 to PD-C to allow use the following:

1. To allow conversion of the existing residential structure to a duplex structure.
2. To allow one unit of the duplex (1723 Dennison) to be used as a STR-2 with maximum stay of twenty-nine (29) days. The owner will not reside in the residence.
3. To allow long-term rental of the unit as an alternate use.

The property is 1,754 square feet, one-story home. It is in the process of being remodeled into a duplex. 1721 (Z-9921) and 1723 (Z-9921-A) Dennison will be rebuilt as two fully separate one-bedroom apartment units. There will be no access from one unit to the other. Guests will have different key codes to enter their individual units. They will have shared access to the front porch and rear patio area. The request is in the Central City Planning District as well as the Central High, and the Wright Avenue Neighborhood Associations. There is on-street parking on Dennison Street and on West 18th street. The property is surrounded by R-3 zoning. The *Future Land Use Map* shows Residential Low Density (RL) for the requested 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:

b.) 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 a 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.

On-street parking is allowed along both sides of Dennison Street and West 18th Street. The applicant proposes to utilize the on-street parking for the proposed STR-2 use. The property contains no on-site parking, which is typical of many of the residents in this area.

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 is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed PD-C use is appropriate for this location. All requirements of the City’s short-term rental ordinance must be complied with when the unit is being used as a short-term rental.

Currently the City of Little Rock Department of Planning and Development has forty-nine (49) 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.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 8, 2024)

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 9 ayes, 0 nays and 2 absent. The application was approved.