

January 8, 2026

ITEM NO.: 16

FILE NO.: Z-10236

NAME: Randle – STR-1 – Special Use Permit

LOCATION: 218 Kingsrow Drive

APPLICANT/OWNER:

Myranda Grulke
218 Kings Row Drive
Little Rock, AR 72207

AREA: .71 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit for the 0.71-acre property, located at 218 Kingsrow Drive, to allow the operation of a short-term rental 1 (STR-1) with a maximum stay of twenty-nine (29) days. The owner resides in the primary residence and rents out the detached studio apartment. The short-term rental has been in operation for six (6) months and is rented out as an entire unit.

B. EXISTING CONDITIONS:

The property is occupied by a 4,756 square foot, two-story, single-family residence and located at the rear of the property is a 365 square foot, one-story, detached studio apartment. The property has a three-car driveway as well as off-street parking. There are single family homes surrounding the property to the north and southeast. There is a multifamily apartment complex on the other side (south) of Kingsrow Drive and there is commercial property further south leading to Cantrell Road. The Future Land Use Plan is Residential Low Density "RL". The current zoning is R-2.

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:

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: Full life Safety Inspection

Landscape:

F. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 3, the West Little Rock Planning District. The development principles of the district include preserving and maintaining greenways and open spaces and preventing encroachment of commercial development into existing residential spaces. The Land Use Plan shows Residential Low Density (RL) for the application 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 Special Use Permit.

North, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences in developed subdivisions. South of the application area is area designated for Residential High Density (RH) uses and is characterized by an apartment complex.

This site is not located in an Overlay District.

Master Street Plan:

Kingsrow Drive is a Minor Residential Street on the Master Street Plan. Minor Residential Streets are: (a) A cul-de-sac street not exceeding 40 lots, or (b) a loop street not exceeding 80 lots, and in no case generating more than 400 vehicle trips per day. The standard Right-of-way is 45'. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Kingsrow Drive is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application area is the site of the Dan Cowling House. A mid-century modern style house, this house is ineligible for historic listing.

G. ANALYSIS:

The applicant is requesting a special use permit for the 0.71-acre property, located at 218 Kingsrow Drive, to allow the operation of a short-term rental 1 (STR-1) with a maximum stay of twenty-nine (29) days. The owner resides in the primary residence and rents out the detached studio apartment. The short-term rental has been in operation for six (6) months and is rented out as an entire unit.

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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 I & 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 is existing off-street parking for at least (3) vehicles.

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-two (132) 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 special use permit to allow a short-term rental 1 as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that this short-term rental 1 located at 218 Kingsrow Drive will have no adverse impact on the surrounding properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the special use permit, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis of the agenda staff report.