

NAME: Nark – STR-1 – Special Use Permit

LOCATION: 515 E. 17th Street

OWNER:

Nicole Nark (Owner)
515 E. 17th Street
Little Rock, AR 72206

AREA: .11 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 46

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit to allow for a short-term rental 1 (STR-1) to be operated out of an existing two-family duplex located at 515 E. 17th Street. The owner will be renting out one unit of the duplex and reside in the other.

B. EXISTING CONDITIONS:

The property is occupied by a 2,926 square foot, two-story, two-family duplex. The property is located in the Central City Planning District. There are single-family residences surrounding the proposed lot. The duplex has two attached, one-car garages for each unit of the duplex as well as two driveways for one car each. The existing zoning is R-4. 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:

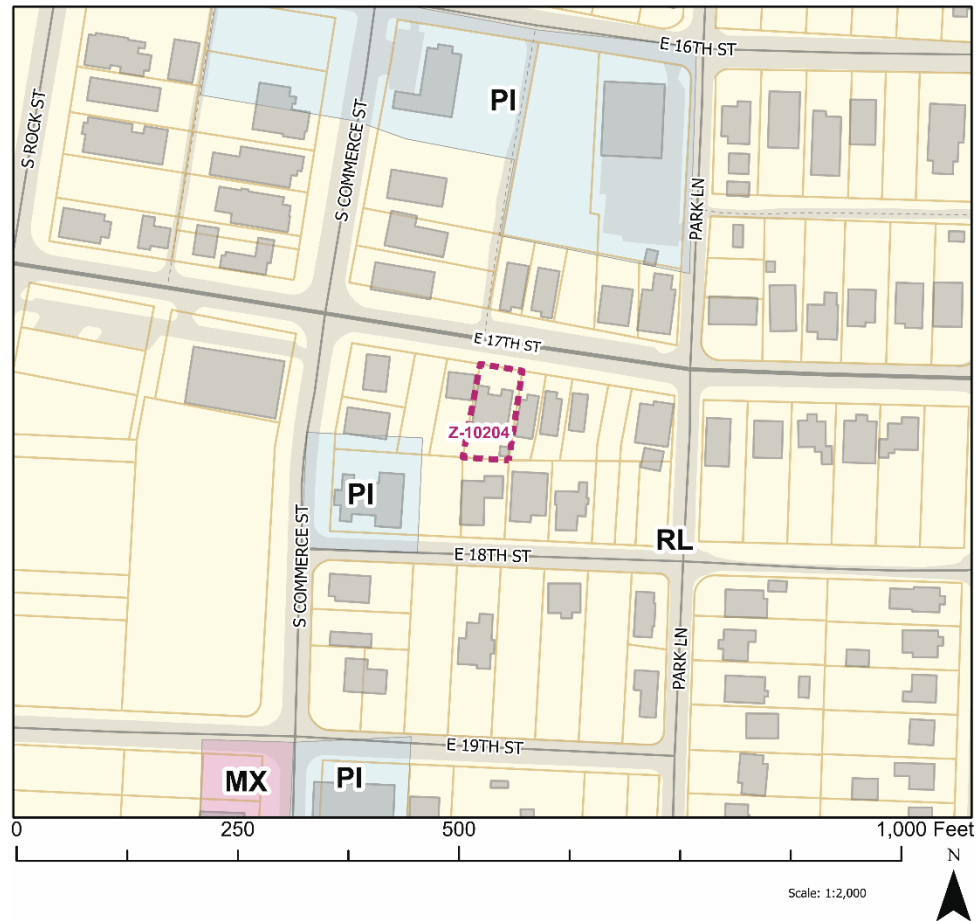
Land Use Plan:

The request is in Planning District 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 Residential Low (RL) Density use for the requested area. The Residential Low (RL) Density 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 for a SUP for a STR-1

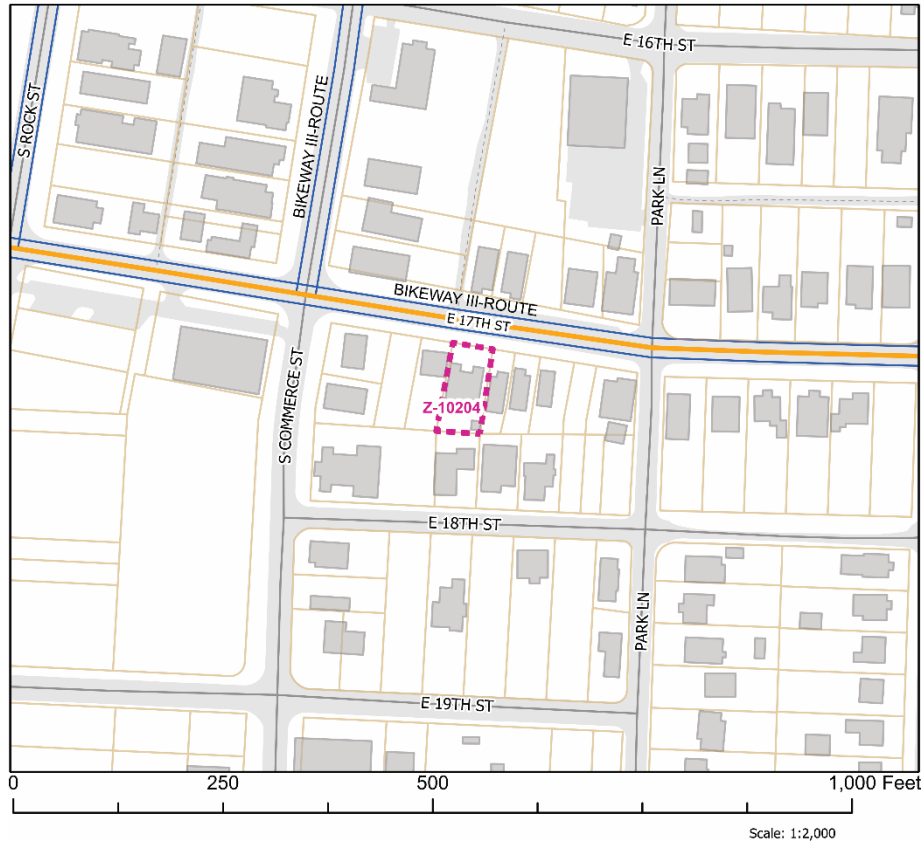
Surrounding the application area is designated for Residential Low (RL) Density uses and is characterized by single-family homes, duplexes, and multifamily units. Southwest of the site is an area designated for Public/Institutional use that contains a faith-based institution. To the north of the application, along the south of the E. 16th St corridor is another area designated for Public/Institutional use that contains a faith-based institution.

This site is not located in an Overlay District.

Future Land Use Plan for Z-10204



Master Street Plan for Z-10204



Master Street Plan:

E. 17th St is a Collector on the Master Street Plan. 17th St. 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.

Bicycle Plan:

E. 17th St. is on the Master Bike Plan as a Proposed Class III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

G. ANALYSIS:

The applicant is requesting a special use permit to allow for a short-term rental 1 (STR-1) to be operated out of an existing two-family duplex located at 515 E. 17th Street. The owner will be renting out one unit of the duplex and reside in the other.

The property is occupied by a 2,926 square foot, two-story, two-family duplex. The property is located in the Central City Planning District. There are single-family residences surrounding the proposed lot. The duplex has two attached, one-car garages for each unit of the duplex as well as two driveways for one car each. The existing zoning is R-4. The Future Land Use Plan shows Residential Low Density (RL) 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 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 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 twenty-six (126) 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. This short term rental has been in operation since October of 2023.

Staff is supportive of the requested special use permit with a short-term 1 rental as the desired use. Staff feels the rental will continue to create a diversity of housing options for this neighborhood. Staff feels that the special use permit for this property 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.