

July 10, 2025

ITEM NO.: 9

FILE NO.: Z-6644-A

NAME: HR Lodging, LLC – STR-1 – Special Use Permit

LOCATION: 1711 N. Tyler Street

OWNER/AGENT:

HR Lodging, LLC (Owner)  
1711 N. Tyler St  
Little Rock, AR 72207

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.16-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.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a Special Use Permit for the 0.16-acre property located at 1711 N Tyler Street to allow the use of the existing accessory building as a Short-Term Rental-1 with a maximum stay of twenty-nine (29) days. The entire structure will be rented as one unit. The property owner will occupy the principal structure.

B. EXISTING CONDITIONS:

The structure is an existing 573 square foot accessory dwelling with the principal structure being a 3,006 square foot, two-story home. The request is in the Heights/Hillcrest Planning District. The Future Land Use Plan shows Residential Low Density (RL) for the requested area. This property is in the Forrest Park

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Neighborhood Association and is located in the Heights Landscape Design Overlay District (Ord. 21787).

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 objections; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes:

- a. Project is subject to full plan review and approval prior to issuance of a building permit or Certificate of Occupancy.
- b. An inspection is required by a City of Littlerock Building Inspector and by the LR Fire Marshals office.
- c. Fire Extinguishers are required in all occupancies.
- d. Smoke Detectors with Audible Alarm are required in all occupancies.
- e. Proper egress is required from all occupancies.

Landscape: No comments.

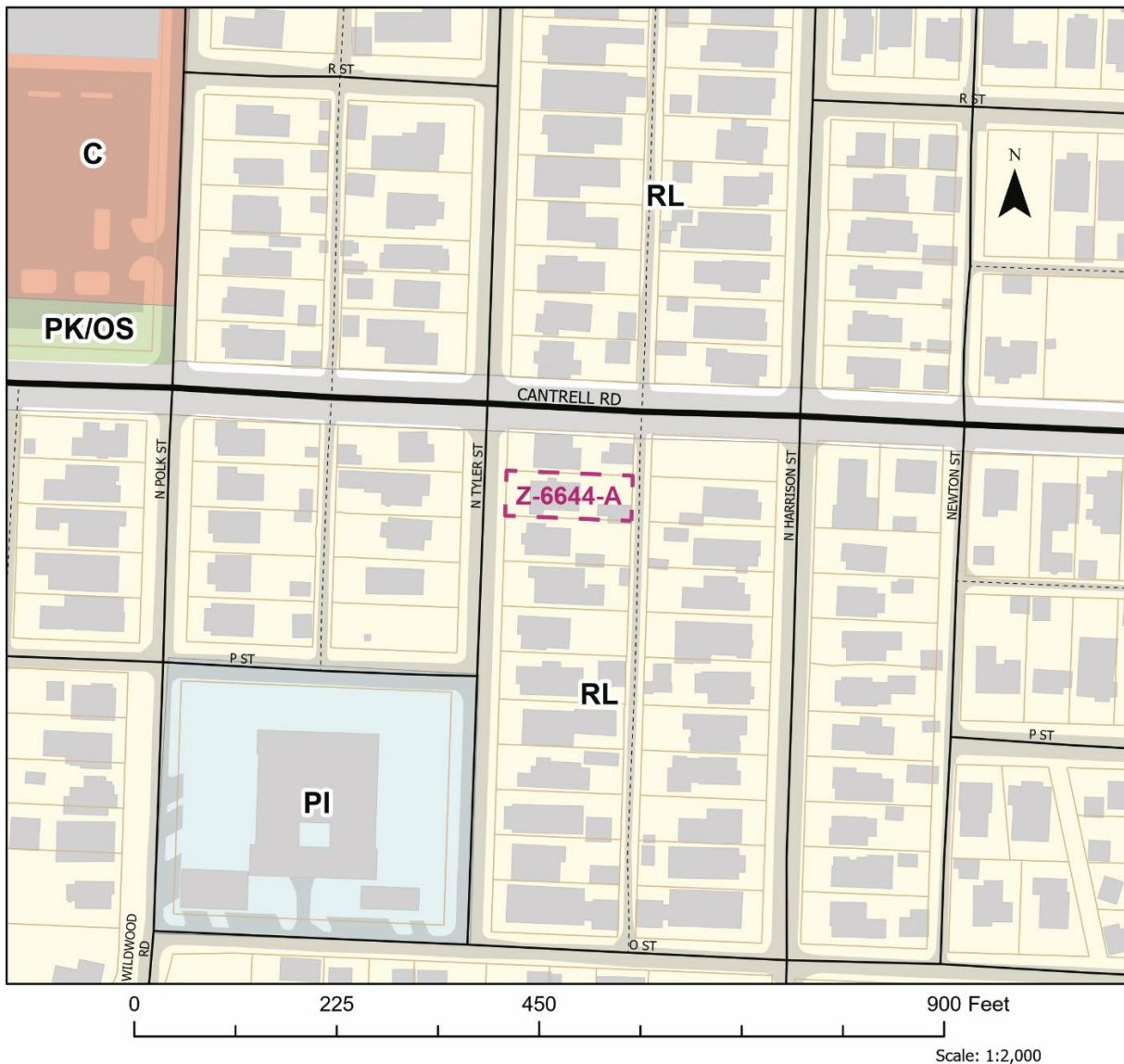
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division:

The request is in the Heights/Hillcrest Planning District, District 4. The primary development principle of the district is to preserve and enhance the unique and positive features of the area. The Land Use Plan shows Residential Low Density (RL) use 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 Special Use Permit to allow for the use of the property as an STR-1.

## Future Land Use Plan for Z-6644-A



The area surrounding the application site is designated as Residential Low Density (RL) and is characterized by single-family residential development and is approximately 200 feet from the Forest Park Elementary School.

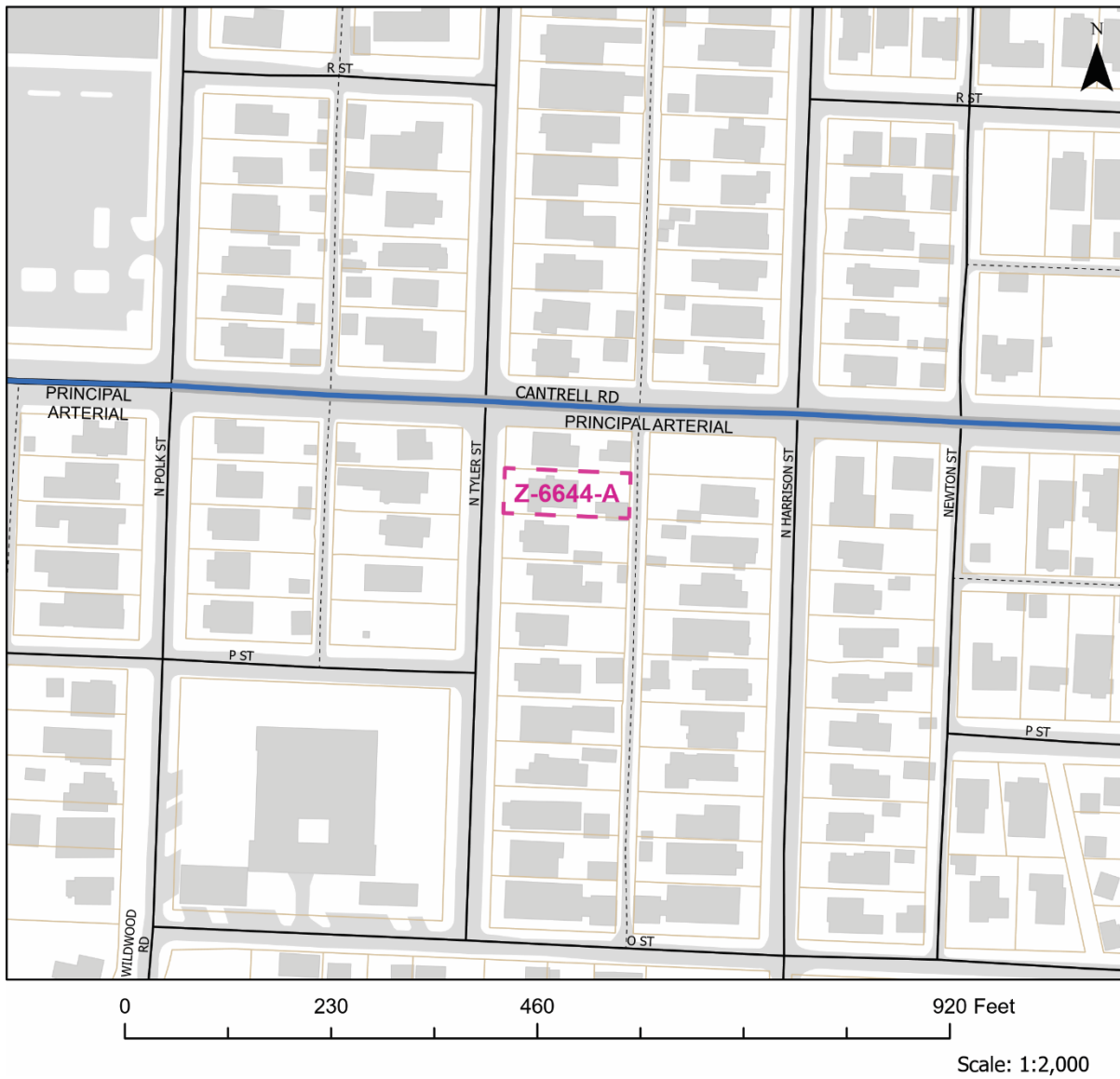
The subject site is located in the Heights Landscape Design Overlay District (Ord. 21787). The purpose of the DOD is to restore the tree canopy along the streets where new residential construction and expansions of residential structures have decreased or created voids in the tree canopy.

### Master Street Plan:

N. Tyler Street is designated as a Local Street by the Master Street Plan. Local

Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan for Z-6644-A



Bicycle Plan:

N Tyler Street is not shown as a designated route in the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

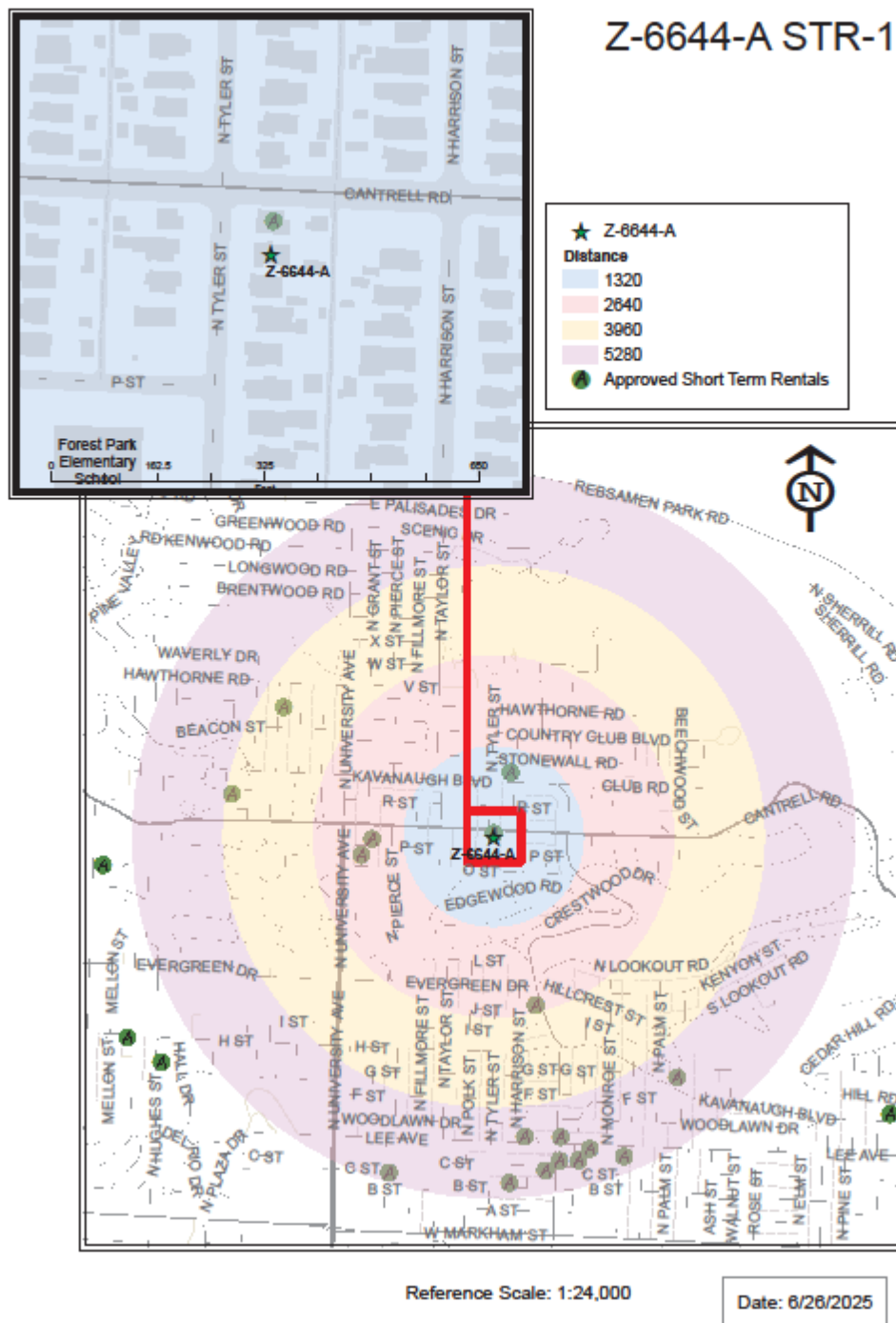
The subject property is the site of a historic residence constructed c. 1927 in the Plain Traditional style with Colonial Revival influences. The property was surveyed in 2016 for historic significance and, upon review, the Arkansas Historic Preservation Program (Arkansas' State Historic Preservation Office) determined that the structure would be eligible for listing in the National Register of Historic Places if the area surrounding the site was a designated historic district. In 2022, the site was significantly altered and, if surveyed again, would likely no longer be eligible in a potential historic district.

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

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H. ANALYSIS:

The applicant is requesting a Special Use Permit for the 0.16-acre property located at 1711 N Tyler Street to allow the use of the existing accessory building as Short-Term Rental-1 with a maximum stay of twenty-nine (29) days. The entire structure will be rented as one unit. The property owner will occupy the principal structure.

The structure is an existing 573 square foot accessory dwelling with the principal structure being a 3,006 square foot, two-story home. The request is in the Heights/Hillcrest Planning District. The Future Land Use Plan shows Residential Low Density (RL) for the requested area. This property is in the Forrest Park Neighborhood Association and is located in the Heights Landscape Design Overlay District (Ord. 21787).

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
16. Prevention Code.  
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.

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 Special Use Permit request.

There is a concrete parking pad in the rear yard area, which will accommodate 2 or 3 vehicles. On-street parking is allowed along N. Tyler Street in front of this residence. Staff feels that the existing parking will be sufficient to serve the proposed use.

The applicant provided a bill of assurance dated 1911. There have been no Department of Planning & Development enforcement cases nor any police reports for this property. This property has not been in operation as a Short-Term Rental.

Staff is in support of the requested Special Use Permit. Staff believes the request is reasonable and that the proposed STR-1 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 three hundred-thirteen (113) 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. There is currently one short-term rental within a one-quarter mile radius of this property.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit request, subject to compliance with comments and conditions noted in paragraphs E and F, and the staff analysis of the agenda staff report.