

FILE NO.: Z-9654

NAME: Burk Short-Term Rental – PD-C

LOCATION: 2812 W. 7th Street

DEVELOPER:

Jason Burk
2215 Westport Loop
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Jason Burk
2215 Westport Loop
Little Rock, AR 72212

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 CENSUS TRACT: 48

CURRENT ZONING: R-3 (Single-family District)

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.16 acre property located at 2812 W. 7th Street from R-3 to PD-C to allow use of the property as a short-term rental with a minimum stay that is less than fourteen (14) days. The owner will not reside in the residence. The entire residence will be rented as one (1) unit.

B. EXISTING CONDITIONS:

The property is a 7,000 square foot lot zoned R-3 with an existing 1,910 square foot two-story residence in the Ferndale Addition subdivision. The wood frame structure has a driveway extending from W. 7th Street. An existing wood framed structure is located in the rear of the property and will be utilized for parking. Additional parking will be provided taking access from the alley on an existing concrete parking pad.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 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 received.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of the 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 Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: The request is in the I-630 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 remain less than 6 units per acre. The application is to rezone from R-3 (Single Family District) to PDC (Planned Development Commercial) District allow for the use of this property as a short-term rental with the owner not living on site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the north, east and west. Mixed Office Commercial (MOC) is on the Plan to the south, across 7th Street. 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 remain less than 6 units per acre. The land to the north, east and west is part of a developed single-family subdivision with houses on each lot. The land is zoned R-3, Single Family District. (One parcel at the end of the block is zoned I-2, Light Industrial District but has a single-family house on the land.) The Mixed Office Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The land is zoned PCD (Planned Commercial Development) District and C-3, General Commercial District. There are three houses on the PCD land as well as two vacant parcels. The C-3 zoned area has a restaurant on the land.

Master Street Plan: To the south is 7th Street and it is a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on 7th Street. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to rezone the 0.16 acre property located at 2812 W. 7th Street from R-3 to PD-C to allow use of the property as a short-term rental with a minimum stay that is less than fourteen (14) days. The owner will not reside in the residence. The entire residence will be rented as one (1) unit.

Additional planned developments and uses lie immediately south. Commercial zoning and uses lie to the east of the property along Appianway Street. Light industrial zoning also lies within the general area of the property. Residential zoning and uses are heavily concentrated north of the property.

Access to the property is a one lane concrete driveway along W. 7th street. Additional parking is provided along the alley in the back of the property. The applicant notes there is paved parking for more than five (5) cars on the property. Section 36-502 of the City's zoning Ordinance requires one (1) parking space per dwelling unit. Staff believes the parking is sufficient for this use.

The applicant notes no changes to the exterior of the property will be made from its current layout. The applicant notes the existing sheds in the rear of the property will not be rented and continue to be used for storage only.

No signage is proposed at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in residential zones).

Any site lighting shall be low-level and directed away from adjacent properties.

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.

Staff supports the requested PD-C zoning to allow a short-term rental at 2812 W. 7th Street. Staff views the request as reasonable. To staff's knowledge there are no outstanding issues associated with this application. Staff does not feel the short-term rental will be out of character with the overall area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning to allow a short-term rental subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays and 1 open position.