

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Scott STR-2 PD-C, located at 5312 B Street (Z-9893),</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 0.15-acre property, located at 5312 B Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental-2.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant proposes to rezone a 0.15-acre property, located at 5312 B Street, from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental-2, with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence, and the entire structure will be rented as one (1)-unit.</p> <p>The applicant is requesting to use an existing garage apartment for a Short-Term Rental unit; the main house is a long-term rental. The unit has off-street parking for two (2) vehicles. The request is located within the Heights/Hillcrest Planning District and in the Hillcrest Design Overlay District. The Future Land Use Plan shows Residential Low Density (RL) for the requested area.</p>	

**BACKGROUND
CONTINUED**

On June 20, 2023, the Board of Directors passed Ordinance No. 22,274, which regulates 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.

All trash pick-up shall comply with requirements for residential one (1)–and two (2)-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 PD-C zoning request.

Staff is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed STR-2 use is appropriate for this location.

Currently the City of Little Rock Department of Planning and Development has fifty-nine (59) 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 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.

The Planning Commission reviewed this request at their January 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.