

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 18, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Markham Vernon, LLC, PCD, located at 2623 West Markham Street (Z-5257-B).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.52-acre property, located at 2623 West Markham Street, be rezoned from R-3, Single-Family District, to PCD, Planned Commercial Development, to allow for the use of the existing structure as a short-term rental and professional office.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 abstention.</p>
<b>BACKGROUND</b>	<p>The applicant is proposing to rezone an overall 0.52 acres containing three (3) lots from R-3, Single-Family District, to PCD, Planned Commercial Development, to allow for the use of an existing residential structure for a short-term rental and general professional office as an alternate use. The typical length of stay will range between two (2) to five (5) nights, although weekly and monthly stays are allowed. The applicant notes no meals will be provided to guests. The entire residence will be rented as one (1)-unit. The owner will not reside at the residence.</p> <p>The property contains a 3,448 square-foot, two (2)-story, wood-framed residence. Access is provided via a concrete driveway extending from Vernon Avenue</p>

**BACKGROUND  
CONTINUED**

The property is primarily surrounded by R-3 zoning south of West Markham Street. A mixture of higher density residential and commercial zoning exists in the general area.

The site plan indicates parking for eight (8) vehicles in the carport and driveway area. This will provide ample parking for the short-term rental and general professional office uses. The applicant notes the proposed alternative professional office use would only be an alternative use should the short-term rental be discontinued. The proposed office use would be for a law office or other similar low-traffic professional or business office. Staff feels the parking is sufficient for this use.

The applicant is not proposing any signage at this time. Any signage for the short-term rental or the general professional office use shall comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two-family zones).

Any new lighting shall be low-level and directed away for adjacent properties.

The applicant notes that standard City of Little Rock garbage collection will continue to be used.

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 PCD zoning.

The Planning Commission reviewed this request at their March 9, 2023, meeting and there were no objectors present. All owners of property located within 200 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.