

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 15, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Thomas Short-Term Rental PD-C, located at 300 Springwood Drive (Z-9787).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.29-acre property, located at located at 300 Springwood Drive, be rezoned from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for a Short-Term Rental.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 1 absent, 1 recusal (Thomas) and 1 open position.</p>	
BACKGROUND	<p>The applicant proposes to rezone 0.29-acre property located at 300 Springwood Drive from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow use of the property as Short-Term Rental with a maximum stay of fourteen (14) days. The owner will not reside in the residence, and the entire residence will be rented as one (1) unit.</p>	

**BACKGROUND
CONTINUED**

The property is located on the southwest corner at the intersection of Springwood Drive and Birchwood Drive and contains an existing two (2)-story wood-frame and brick structure. The applicant notes ownership of the residence since 2012. Previously, the home has been utilized as a single-family home for decades and sits approximately forty (40) feet back from the driveway/parking area. The applicant anticipates no disturbance or noise to the neighbors for the short-term rental use. There will be no changes to the existing building footprint.

The property is primarily surrounded by R-2 zoning in all directions. However, PD- C and office zoning is located to the southwest and southeast of the site respectively.

There is an existing natural stone-masonry wall on the west side of the property. The property also contains a swimming pool, several covered decks and sunrooms which may serve as amenities to the proposed short-term rental.

Access is provided from a concrete driveway along Birchwood Drive which leads to a parking pad able to accommodate approximately six (6) vehicles. Staff feels the parking is sufficient to serve the use.

The applicant is no signage on the property at this time. Any signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one - and two-family zones).

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 PD-C zoning request.

The Planning Commission reviewed this request at their July 13, 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.