

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled McCune Short-Form PRD, located at 201 Crystal Court. (Z-7332-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p align="center">√ Ordinance Resolution</p>	<p>Approved By:</p> <p align="center">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicants are seeking to rezone the property from R-3, Single-Family District, to PRD, Planned Residential Development, to operate an existing garage apartment as a short-term rental. The apartment is approximately 650 square-feet and was designed as a guest house by previous owners with private ingress and egress separate from the residence.</p> <p>None.</p> <p>Staff recommends denial of the POD zoning. The Planning Commission voted 6 ayes, 1 nays, 3 absent and 1 open position to recommend approval.</p> <p>In 2003, a Conditional Use Permit was approved by the Planning Commission for an accessory dwelling unit. The property owners are seeking to use the accessory dwelling unit as a short-term rental. A short-term rental does not meet the zoning definition of a dwelling unit; therefore, the property must be rezoned.</p>	

**BACKGROUND
CONTINUED**

Staff is concerned by the transient nature of a use more aligned to a lodging rather than the more consistent nature offered by a rental dwelling unit for long-term occupancy.

This may have a negative effect on the quiet enjoyment of the neighborhood by nearby property owners, such as with parking, as the proposed parking for the short-term rental would be on the street. Staff takes a conservative view on introducing uses that are more commercial in character, such as a short-term rental, into a predominantly residential neighborhood.

The Planning Commission reviewed this request at their August 29, 2019, meeting and there was one (1) objector present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.