

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 21, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Infinity Homes STR-2 PD-C located at 321 North Pierce Street (Z-9838).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.14-acre property, located at 321 North Pierce Street, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental (STR-2).
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent and 2 open positions.
BACKGROUND	<p>The applicant proposes to rezone 0.14-acre property located at 321 North Pierce Street from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as Short-Term Rental with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence, and the entire unit will be rented.</p> <p>The property contains an existing wood structure, and has a driveway that can accommodate two (2) cars with extra parking in the rear of the unit. This property is located in the Midtown Overlay District and requires the owner to comply with Section 36-373-36-384 for the Zoning Code.</p>

**BACKGROUND
CONTINUED**

The property is surrounded by several different zoning classifications. The Future Land Use Map shows a large area of Residential Low Density (RL).

On June 20, 2023, the City Board of Directors passed an ordinance regulating 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, in addition to all other requirements of the new ordinance.

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 October 12, 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.

Currently the City thirty (30) 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 of 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.