

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Mindful Properties (2) STR-2 PD-C, located at 5131 Cantrell Road (Z-9827).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the 0.16-acre property, located at 5131 Cantrell Road, 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).</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 7 ayes, 4 nays and 0 absent.</p>
BACKGROUND	<p>The applicant proposes to rezone 0.16-acre property located at 5131 Cantrell Road, 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 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 property contains an existing brick structure. Access is provided from a concrete stairway and small front porch, which extends from Cantrell Road, that allows entrance to the unit.</p>

**BACKGROUND
CONTINUED**

The unit has one (1) parking spot in the front of the property and one (1) in the rear. The property is primarily surrounded by R-3, Single-Family District, zoning. The Future Land Use Map shows a large area of Residential Low Density (RL) in all directions.

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 as follows, in addition to all other requirements of the new ordinance.

Currently the City of Little Rock Department of Planning and Development has forty-nine (49) 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 December 14, 2023, meeting and there were three (3) 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.