OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
FERUARY 6, 2024 AGENDA

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Beaty STR-2 PD-C, located at 2221 North Cleveland Street (Z- 9876).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Emily Cox Acting City Manager
SYNOPSIS	The applicant is requesting that the 0.15-acre property, located at 2221 North Cleveland 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 9 ayes, 0 nays, 1 absent and 1 recusal (Hodges).	
BACKGROUND	The applicant proposes to rezone 0.15-acre property, located at 2221 North Cleveland Street, 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.	
	The property is a 1,460 squa structure. The request is located Planning District. The Futur Residential Low Density (RL) f property has a two (2)-car perg driveway that can easily accommo	within the West Little Rock re Land Use Plan shows for the requested area. The gola carport with a concrete

BACKGROUND CONTINUED

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.

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 shortterm rental ordinance allows a maximum of 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 was one (1) objector 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.