## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

Subject:	Action Required:	Approved By:
An appeal of the Planning Commission's denial of a Planned Zoning District titled Daladier STR-2 PD-C, located at 906 North Polk Street (Z-9894).	<b>√ Ordinance</b> Resolution	
Submitted By:		
Planning & Development Department		Emily Cox Interim City Manager
SYNOPSIS	The applicants, Allison Jenkins and Matthew Daladier, are appealing the Planning Commission's recommendation of denial of the Daladier STR-2 PD-C, located at 906 North Polk Street.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend denial by a vote of 3 ayes, 5 nays, 2 absent and 1 abstention (Baxter).	
BACKGROUND	The applicant proposes to rezone the 0.16-acre property, located at 906 North Polk 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-2, with a maximum stay of twenty-nine (29) days. When the property owners are in town and on site, they plan to rent out the two (2) downstairs bedrooms only; however, when they are not at the property, the entire unit will be rented.	
	structure. The proper	are-foot two (2)-story siding ty is located within the District, the Hillcrest Overlay idents Association.

## BOARD OF DIRECTORS COMMUNICATION APRIL 2, 2024 AGENDA

## BACKGROUND CONTINUED

The Future Land Use Plan shows Residential Low Density (RL) for the requested area. There is room for one (1)-parking space in the driveway, as well as ample street parking.

On June 20, 2023, the City Board of Directors passed an ordinance regulating Short-Term Rentals within the City of Little Rock. The ordinance established "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 eighty-one (81) 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 Short-Term 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 February 8, 2024, meeting, and there were two (2) objectors present. The objectors present raised concerns regarding trash, noise and crime issues.

All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.