

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Pierce-STR-2-PD-C, located at 4909 Kavanaugh Boulevard (Z-10217).	✓ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.16-acre property from R-2, Single-Family Residential, to PD-C, Planned Zoning Development – Commercial, to allow a short-term rental.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning request. The Planning Commission voted to deny the STR-2 by a vote of 5 ayes, 2 nays, 3 absent, and 1 open position.	
BACKGROUND	The applicant is requesting to rezone a 0.16-acre property located at 4909 Kavanaugh Boulevard from R-2 to PD-C to allow use of the property as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The entire home will be rented out as one unit. The residence is currently vacant and is not being used as a short-term rental.	
	The property is occupied by a 1,554 square foot, one-story, single-family home. The property is located in the Heights Landscape Design Overlay District. There are single-family residences north and south along the west side of Kavanaugh Boulevard and commercial properties across Kavanaugh Boulevard to the east. There is access to the property from the rear alley as well as a driveway from Kavanaugh. A two (2)-	

BACKGROUND CONTINUED

car parking pad sits off the alley, providing additional parking. The existing zoning is R-2. The Future Land Use Plan shows Residential Low Density (RL) for the proposed area.

On June 20, 2023, the City Board of Directors passed Little Rock, Ark. Ord. No. 22,274 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 development standards as follows, in addition to all other requirements of the ordinance:

Development Standards.

1. Hosting private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short- Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. The Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36, Section 36-54 (e)(1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within three hundred thirty (330) feet of the STR and the parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plan that includes all of the rooms available for rent with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit, and in each story with sleeping unit, including basements.

**BACKGROUND
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7. All sleeping areas must have two (2) ways of egress, one (1) of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.
9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type 1 & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (e.g., the current Arkansas Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or if the unit has an attached garage.
12. A five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
14. The principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
16. Simultaneous rental to more than one (1) party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of

**BACKGROUND
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less than a one (1)-day rental.

18. All trash pick-up shall comply with requirements for residential one (1)- and two (2)-family residential zones.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently, the City of Little Rock Department of Planning and Development has one hundred and thirty (130) short-term rentals (STR-1 and STR-2) listed within the City's database for approved short-term rentals in the City of Little Rock. The City's short-term rental ordinance allows a maximum of five hundred (500) short-term rentals within the corporate boundary of the City of Little Rock.

The Planning Commission reviewed this request at their November 13, 2025, meeting and there were seven (7) objectors present. All owners of property located within 300 feet of the site, as well as 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.

According to the Planning Commission's Bylaws:

“Actions requiring the City Board of Directors approval which receive a positive vote from the majority of members present but which fail to receive the required six (6) commission votes, shall be forwarded to the Board of Directors with a recommendation of denial.”