

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT  
AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL  
TITLED PIERCE – STR-2 – PD-C, LOCATED AT 4909 KAVANAUGH  
BOULEVARD, CITY OF LITTLE ROCK, ARKANSAS (Z-10217),  
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE  
ROCK; AND FOR OTHER PURPOSES.**

**WHEREAS**, the applicant has requested rezoning of a 0.16-acre property located at 4909 Kavanaugh Boulevard, legally described on file with the City of Little Rock and identified as Z-10217, from R-2, Single-Family Residential District, to PD-C, Planned Zoning Development – Commercial, to allow use of the property as a Short-Term Rental Type 2 (“STR-2”) with a maximum stay of twenty-nine (29) days; and,

**WHEREAS**, the property is occupied by a 1,554 square foot, one-story, single-family residence, is currently vacant, is not being used as a short-term rental, and will be rented in its entirety as a single unit, with the owner not residing on the premises; and,

**WHEREAS**, the property is located within the Heights Landscape Design Overlay District, with single-family residences to the north and south along the west side of Kavanaugh Boulevard and commercial properties located across Kavanaugh Boulevard to the east; and,

**WHEREAS**, access to the property is provided by both a driveway from Kavanaugh Boulevard and a rear alley, with a two (2)-car parking pad located off the alley providing additional parking; and,

**WHEREAS**, the existing zoning is R-2, Single-Family Residential, and the Future Land Use Plan designates the area as Residential Low Density (RL); and,

**WHEREAS**, on June 20, 2023, the City Board of Directors adopted an ordinance (Little Rock, Ark. Ord. No. 22,274) regulating short-term rentals within the City of Little Rock and establishing development standards applicable to STR-1 and STR-2 uses; and,

**WHEREAS**, all owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing in accordance with City requirements; and,

**WHEREAS**, on November 13, 2025, the Planning Commission voted five (5) ayes, two (2) noes, three (3) absent, and one (1) open position, to recommend denial of the proposed PD-C rezoning, with seven (7) objectors present, and the complete staff analysis is contained within the Planning Commission minutes on file with the City Clerk; and,

1       **WHEREAS**, the City Board of Directors has reviewed the application, staff report, Planning  
2 Commission recommendation, public comments, and all other relevant materials and finds that approval of  
3 the Planned Zoning Development, subject to conditions, is in the best interest of the public health, safety,  
4 and welfare.

5       **NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY  
6 OF LITTLE ROCK, ARKANSAS:**

7       **Section 1.** The property located at 4909 Kavanaugh Boulevard, as legally described on file with the  
8 City Clerk and identified as Z-10217, is hereby rezoned from R-2, Single-Family Residential District, to  
9 PD-C, Planned Zoning Development – Commercial, in accordance with the Planned Zoning Development  
10 titled “Pierce – STR-2 – PD-C.” See attached Exhibit A and Exhibit B:

11       **Z-10217 - DESCRIBED AS LOT 3, BLOCK 2, MCGEHEE'S ADDITION TO  
12 THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.**

13       **Section 2.** The PD-C rezoning is approved solely for use of the property as a Short-Term Rental Type  
14 2 (STR-2), defined as rental of the entire dwelling unit, with no owner occupancy, for stays of no more than  
15 twenty-nine (29) consecutive days, and shall be limited to rental to one (1) party at a time.

16       **Section 3.** Development and operation of the STR-2 shall comply with all applicable provisions of the  
17 City of Little Rock Municipal Code, including the short-term rental ordinance adopted June 20, 2023, and  
18 shall be subject to the following specific development standards and conditions, which are hereby  
19 incorporated into and made part of this Planned Zoning Development:

- 20       1. Private Parties and Events Prohibited. Hosting private parties or special events, including weddings,  
21 receptions, or similar gatherings, is prohibited.
- 22       2. Tours Prohibited. Tours for a fee are not allowed except for occupants of the STR.
- 23       3. Meals. The occupancy fee may include meals served to paying guests; no other meal service is  
24 permitted.
- 25       4. Signage. Signage shall be limited to that permitted within the Single-Family Residential Standard.
- 26       5. Parking.
  - 27           a. A parking plan shall be submitted with the STR permit application.
  - 28           b. Off-street parking shall be provided in accordance with Little Rock Arkansas Code,  
29 Chapter 36, Section 36-54(e)(1).
  - 30           c. If on-street parking is proposed, parking must be available within three hundred thirty (330)  
31 feet of the STR and the parking plan shall address neighborhood impacts.
  - 32           d. Any alternate parking requirements applicable within the Heights Landscape Design  
33 Overlay District shall apply.
- 34       6. Floor Plan. A scaled floor plan identifying all rooms available for rent, windows, doors, and smoke

1           detectors shall be provided.

2   7. Egress. All sleeping areas shall have two (2) means of egress, one (1) of which may be an operable  
3           window.

4   8. Insurance. Proof of homeowner's fire, hazard, and liability insurance shall be provided, with  
5           liability coverage of not less than One Million Dollars (\$1,000,000.00) per occurrence.

6   9. Fire and Building Code Compliance.

7        a. Compliance with City of Little Rock Municipal Code Chapter 12, Fire Prevention and  
8           Protection, Article II, Fire Prevention Code, is required.

9        b. Annual Building Code and Fire Marshal inspection fees shall be paid prior to use, and a  
10           valid City business license shall be maintained.

11   10. Smoke Alarms. Smoke alarms meeting current fire code standards shall be installed in all sleeping  
12           areas and along all means of egress.

13   11. Carbon Monoxide Detectors. Carbon monoxide detectors shall be installed as required by City Staff  
14           when fuel-fired appliances or an attached garage are present.

15   12. Fire Extinguisher. A readily accessible five (5)-pound ABC-type fire extinguisher shall be installed.

16   13. Vehicles. No recreational vehicles, buses, or trailers associated with the STR use shall be visible  
17           on the street or property.

18   14. Minimum Age. The principal renter shall be at least eighteen (18) years of age.

19   15. Maximum Occupancy. Maximum occupancy shall be determined by the Arkansas Fire Prevention  
20           Code.

21   16. Single Rental Party. Simultaneous rental to more than one (1) party under separate contracts is  
22           prohibited.

23   17. Minimum Rental Period. The owner shall not receive compensation for occupancy of less than a  
24           one (1)-day rental period.

25   18. Trash Service. Trash pickup shall comply with requirements applicable to one (1)- and two (2)-  
26           family residential zones.

27   **Section 4.** The approval of this PD-C rezoning does not exempt the property owner or operator from  
28           compliance with any other applicable City, state, or federal laws or regulations, including but not limited  
29           to licensing, taxation, inspection, and permitting requirements.

30   **Section 5.** Any violation of the conditions of this Planned Zoning Development or applicable short-  
31           term rental regulations shall constitute grounds for enforcement action, revocation of permits, or rezoning  
32           in accordance with City ordinances.

33   **Section 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
34           word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
3 ordinance.

4 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with  
5 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

6 **PASSED: January 20, 2026**

7 **ATTEST:**

**APPROVED:**

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10 **Allison Segars, City Clerk**

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10 **Frank Scott, Jr., Mayor**

11 **APPROVED AS TO LEGAL FORM:**

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14 **Thomas M. Carpenter, City Attorney**

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