

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Burk Short-Term Rental PD-C, located at 2812 West 7th Street (Z-9654).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.16-acre property, located at 2812 West 7 th Street, be rezoned from R-3, Single-Family District, to PD-C, Planned District – Commercial, to allow use of the property as a short-term rental.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone the 0.1- acre property located at 2812 West 7th Street from R-3, Single-Family District, to PD-C, Planned District – Commercial, to allow use of the property as a short-term rental with a minimum stay that is less than fourteen (14) days. The owner will not reside in the residence. The entire residence will be rented as one (1)-unit.</p> <p>Additional planned developments and uses lie immediately south. Commercial zoning and uses lie to the east of the property along Appianway Street. Light industrial zoning also lies within the general area of the property. Residential zoning and uses are heavily concentrated north of the property.</p>

**BACKGROUND
CONTINUED**

Access to the property is a one (1)-lane concrete driveway along West 7th Street. Additional parking is provided along the alley in the back of the property. The applicant notes there is paved parking for more than five (5) cars on the property. Section 36-502 of the City's Zoning Ordinance requires one (1) parking space per dwelling unit. Staff believes the parking is sufficient for this use.

The applicant notes no changes to the exterior of the property will be made from its current layout. The applicant notes the existing sheds in the rear of the property will not be rented and continue to be used for storage only.

No signage is proposed at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in residential zones).

Any site lighting shall be low-level and directed away from adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances with the PD-C zoning.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 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.