

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 21, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Midtown Premium Properties (1) STR-2 Revised PRD, located at 3501 Kavanaugh Boulevard, Unit 1 (Z-9656-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>

<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.12-acre property, located at 3501 Kavanaugh Boulevard, Unit 1, be rezoned from PRD, Planned Residential Development, to Revised PRD, to allow for a Short-Term Rental-2.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the Revised PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>
<b>BACKGROUND</b>	<p>The applicant proposes to rezone 0.12-acre property, located at 3501 Kavanaugh Boulevard, Unit 1, from PRD, Planned Residential Development, to Revised PRD, to allow for the use of the property as Short-Term Rental-2, 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.</p> <p>The STR-2 has currently been in operation for the last three (3) months and is not currently under enforcement by the City of Little Rock Planning and Development. There have been no Police Reports at this address within the last three (3) months.</p>

**BACKGROUND  
CONTINUED**

The property is occupied by a 1,916 square-foot duplex. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The property is located within the Heights/Hillcrest Planning District, the Hillcrest Residents Association, the Hillcrest Design Overlay District and the Hillcrest Historic District. There is on-street parking on J Street and a garage apartment in the rear-yard area, which will continue to be utilized as a long-term rental.

On June 20, 2023, the Board of Directors passed Ordinance No. 22,274, which regulates 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 as follows, in addition to all other requirements of the new ordinance.

Currently the City of Little Rock Department of Planning and Development has eighty-nine (89) 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 Short-Term Rental Ordinance allows a maximum of 500 Short-Term Rentals within the corporate boundary of the City of Little Rock. Staff reports that there has been one (1) denied application and one (1) pending application located within ¼-mile of the application site.

The Planning Commission reviewed this request at their April 11, 2024, meeting, and there were no 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.