

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 21, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Ellis Short-Term Rental PD-C, located at 900 West 15<sup>th</sup> Street (Z-2333-D).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.11-acre property, located at 900 West 15<sup>th</sup> Street, be rezoned from PRD, Planned Residential District, to PD-C, Planned District – Commercial, to allow for a short-term rental.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>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.</p>	
<b>BACKGROUND</b>	<p>The property is located at 900 West 15<sup>th</sup> Street and contains 1,939 square-foot duplex structure. The applicant proposes to rezone the property from PRD, Planned Residential District, to PD-C, Planned Development - Commercial, to allow for the existing duplex to be utilized as a non-owner occupied short-term rental. The proposed PD-C zoning is for the east lot only (Lot 7BR); Lot 7AR will remain zoned PRD.</p> <p>The applicant notes that one (1)-unit, the “A side”, will be permanently occupied by a family member. The remaining unit, the “B side” contains three (3) rooms proposed for short-term rental preferably for traveling doctors and nurses.</p>	

**BACKGROUND  
CONTINUED**

The applicant notes the length of stay on the “B side” will not exceed a period of six (6) months and all common areas will be shared by occupants. The applicant notes no physical changes to the property is intended at this time. The applicant further notes guests will share full access to the common areas within the “B side.”

Typically three (3) off-street parking spaces are required for two (2)-family residences. An existing carport is located in the rear of the property along West 15<sup>th</sup> Street, and the applicant notes a minimum of two (2) – three (3) vehicles may utilize the carport for on-site parking. Off-street parking is allowed on both sides of most streets in this area including West 15<sup>th</sup> Street and IZARD Street. Historically, the residents of this property have used on-street parking as well as on-site parking as have other residential properties in this general area. Staff believes parking is sufficient for the use of the duplex as a short-term rental.

No signage is proposed at this time. Any future signage must comply with Section 36-551 of the City’s Zoning Ordinance (signs permitted in residential – one and two-family homes).

No changes in lighting or additional lighting is proposed with this PD-C application.

The Planning Commission reviewed this request at their May 12, 2022, meeting and there were no objectors present. All owners of property located within 200 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.