

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Elrod Short-Term Rental PD-C, located at 320 North Palm Street (Z-9679).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting that the 0.16-acre property, located at 320 North Palm Street, be rezoned from R-3, Single-Family District, to PD-C, Planned District – Commercial, to allow for the use of the property as a short-term rental.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 2 nays, 1 open position and 1 recusal (Vogel).</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone the 0.16-acre property located at 320 North Palm Street from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a short-term rental. The owner will not reside in the residence, and the entire residence will be rented as one (1) unit.</p> <p>Residential single-family zoning and uses are heavily concentrated on all sides of the property. A Special Use Permit was recently approved to allow a Bed and Breakfast at the property immediately to the north at 400 North Palm Street.</p>	

**BACKGROUND
CONTINUED**

Access to the property is a one (1)-lane concrete driveway from North Palm Street. Additional parking is provided along Palm Street and the alley at the rear of the property. The applicant notes there is paved parking for two (2) vehicles on the main driveway of 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 that the three (3) bedroom and 1.5 bath dwelling will accommodate up to four (4) guests and that one (1) of the three (3) bedrooms will be offered as an office workspace.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential zones). The applicant is not proposing to install additional lighting at this time. Any site lighting shall be low-level and directed away from adjacent properties.

No dumpster is proposed for the site and trash collection will be collected using standard City of Little Rock garbage collection.

The Planning Commission reviewed this request at their May 12, 2022, meeting and there was one (1) objector 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.