

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Rockville Properties 3 STR-2 PD-C, located at 519 East 6th Street (Z-9895-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.17-acre property, located at 519 East 6 th Street, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for one (1) unit (Unit 3) of a three (3) unit residence to be used as a Short-Term Rental-2.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>The applicant proposes to rezone a 0.17-acre property, located at 519 East 6th Street, from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow 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) of three (3) units. All three (3) units have been being rented as Short-Term Rentals since 2020.</p> <p>The property is a 2,841 square-foot, two (2)-story brick structure, and this unit is one (1) of three (3) units that make up this property. The unit (Unit 3) is a two (2)-bedroom, one (1)-one bath, second floor apartment.</p>

**BACKGROUND
CONTINUED**

The request is located within the Downtown Planning District, and the Future Land Use Plan shows Residential Low Density (RM) for the requested area.

This property is a Non-Contributing Structure, and is located within the MacArthur Park Local Ordinance District. Any exterior alterations to structures, additions or site features must receive approval from the Historic District Commission for compliance with the Little Rock Historic Preservation Code (Sec. 23-76—23-160), including alterations to fulfill the requirements of Short-Term Rental Development Standards, before a Building Permit or Short-Term Rental Inspection can be issued.

The property has one (1)-space of off-street parking located behind the building.

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.

All trash pick-up shall comply with requirements for residential one (1)–and two (2)-family residential zones.

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 request.

Currently the City of Little Rock Department of Planning and Development has fifty-nine (59) 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 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.

The Planning Commission reviewed this request at their January 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.