

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Stonekey 2 STR-2 PD-C, located at 1910 Kavanaugh Boulevard (Z-9896-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>

**SYNOPSIS**

The applicant is requesting that the 0.24-acre property, located at 1910 Kavanaugh Boulevard, be rezoned from R-5, Urban Residence District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit E) of an eight (8)-unit apartment building 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**

The applicant proposes to rezone a 0.24-acre property, located at 1910 Kavanaugh Boulevard, from R-5, Urban Residence 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, which is an existing eight (8)-unit apartment building. One (1) of the units (Unit E) will be utilized as a short-term rental.

The property is a 4,512 square-foot, two (2)-story brick/siding eight (8)-unit apartment building. The request is for Unit E, which is a one (1)-bedroom, one (1)-bath unit. There is room for one (1) parking space adjacent to the building.

**BACKGROUND  
CONTINUED**

The request is located within the Heights/Hillcrest Planning District, the Hillcrest Residents Association and the Save Hillcrest Neighborhood Association. In addition, it is located within the Hillcrest Design Overlay District, as well as the Hillcrest Historic District. The Future Land Use Plan shows Residential High Density (RH) for the requested area.

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.