

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 21, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Bernier Short-Term Rental PD-C, located at 208 Cherokee Circle (Z-9731).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.31-acre property, located at 208 Cherokee Circle, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a short-term rental.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 4 nays and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone 0.31-acre property located at 28 Cherokee Circle from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow use of the property as a Short-Term Rental with a maximum stay of fourteen (14) days. The owner will not reside in the residence, and the entire residence will be rented as one (1)-unit.</p> <p>The 0.31-acre property is located between South Rodney Parham Road to the west and Hiawatha Drive to the east. The property contains a one (1)-story brick and wood structure with a driveway located on the east side of the property along Cherokee Circle leading to a garage. The property is surrounded by R-2 zoning to the north, east and south.</p>

**BACKGROUND
CONTINUED**

To the west, across South Rodney Parham Road, contains PCD, Planned Commercial Development, and PRD, Planned Residential Development, zoning.

A paved driveway extends from Cherokee Circle which provides four (4) external parking spaces. Staff feels the parking is sufficient to serve the proposed use.

The applicant notes that meals will not be provided to guests and standard trash pick-up will be through the City of Little Rock trash collection.

The applicant is not proposing any signage at this time. Any signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one (1)- and two (2)-family 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.

The Planning Commission reviewed this request at their January 12, 2023, meeting and there were no objectors 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.