

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

**BOARD OF DIRECTORS COMMUNICATION
FERUARY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Kartcher Properties STR-2 PD-C, located at 503 East 7th Street (Z-9853).</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 0.39-acre property, located at 503 East 7 th Street, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to one (1) unit of a thirteen (13)-unit development to be utilized as a Short-Term Rental (STR-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 10 ayes, 0 nays, 0 absent and 1 recusal (Russell).
BACKGROUND	<p>The applicant proposes to rezone 0.39-acre property located at 503 East 7th Street, from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental for one (1)-Unit (#3) of the thirteen (13) existing multi-family units with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence.</p> <p>The property is currently a 9,064 square-foot thirteen (13) multi-family unit complex. This property is a Contributing Structure in the MacArthur Park Historic District and is also within the Downtown Planning District. The Future Land Use surrounding the application area is Residential Medium (RM).</p>

**BACKGROUND
CONTINUED**

The applicant stated that ST-R will have access to parking right in front of that specific unit, as well as street parking on East 7th Street. Staff feels that the parking plan for this proposal is adequate.

On June 20, 2023, the City Board of Directors passed an ordinance regulating 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.

Currently the City of Little Rock Department of Planning and Development has forty-nine (49) 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 December 14, 2023, 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.