

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Lawcraft #1 STR-2 PD-C, located at 1721 Dennison Street. (Z-9921)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 0.10-acre property, located at 1721 Dennison Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental-2.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The applicant proposes to rezone 0.10-acre property, located at 1721 Dennison Street, from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the conversion of the existing residential structure into a duplex structure that will be utilized as an STR-2, with a maximum stay of twenty-nine days. In addition, the applicant is requesting that the long-term rental of the unit be approved as an alternate use. The owner will not reside in the residence.</p> <p>The property contains a 1,754 square-foot one (1)-story home, which is in the process of being remodeled into a duplex. 1721 Dennison Street (Z-9921) and 1723 Dennison Street (Z-9921-A) will be rebuilt as two (2) fully-separate one (1)-bedroom units.</p>	

**BACKGROUND
CONTINUED**

There will be no access from one (1) unit to the other, and guests will have different key codes to enter their individual units. There will be shared access to the front porch and rear patio area. The property is located within the Central City Planning District, as well as the Central High and the Wright Avenue Neighborhood Associations. On-street parking is allowed along both sides of Dennison Street and West 18th Street. The applicant proposes to utilize the on-street parking for the proposed STR-2 use. The property contains no on-site parking, which is typical of many of the residents in this area.

The property is surrounded by R-3 zoning, and the Future Land Use Map shows Residential Low Density (RL) 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 seventy-eight (78) 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 February 8, 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.