

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 23, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance approving a Planned Zoning Development titled Mathews 2 STR-2 PD-C located at 1003 West Charles Bussey Avenue (Z-9860-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>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.34-acre property, located at 1003 West Charles Bussey Avenue, be rezoned from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow for the property as a Short-Term Rental (STR-2).</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to the 0.34-acre property located at 1003 West Charles Bussey Avenue, from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow for the 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. The structure will be rented as one (1)-unit.</p> <p>The current structure is 690 square-foot residence. The request is located within the Central City Planning District, as well as in the Governor’s Mansion Historic District and is a Contributing Structure. The building is also located within the Central City Overlay District.</p>	

**BACKGROUND  
CONTINUED**

The current zoning is R4 and the Future Land Use Map is showing Residential Low Density (RL).

The subject structure is a part of a seven (7) building development located on three (3) separate parcels comprised of lots 10, 11 and 12, Block 27, Weldon E. Wright's Addition. The overall property is 0.57-acre in size. The applicant is requesting a PD-C zoning for each of the structures individually, to allow each structure to be a separate STR-2.

The overall project will include one (1) driveway from Charles Bussey Avenue and one (1) driveway from Chester Street. The drives will lead to a shared parking area within the southwest quarter of the overall site. The applicant is proposing twelve (12) on-site parking spaces to serve the seven (7) Short-Term Rentals. The drives and parking will be bordered gravel areas. Additionally, on-street parking is allowed along Charles Bussey Avenue. Staff believes the proposed parking plan will be sufficient to serve the group of Short-Term Rentals.

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.

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.

Staff is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed STR-2 use is appropriate for this location.

Currently, Planning & Development has thirty (30) 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.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their November 9, 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.