

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

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

<p><b>Subject:</b></p> <p>An Ordinance approving a Planned Zoning Development titled Carman STR-2 PD-C located at 523 East 6<sup>th</sup> Street (Z-9293-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 0.21-acre property, located at 523 East 6<sup>th</sup> Street, be rezoned 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 (STR-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 8 ayes, 0 nays, 2 absent and 1 open position.</p> <p>The applicant proposes to rezone a 0.21-acre property located at 523 East 6<sup>th</sup> Street, from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to the 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.</p> <p>The existing two (2)-story brick structure has been a Bed and Breakfast since 2018. The structure has one (1), One (1)-bedroom unit on the first floor, and the second floor has a two-(2)-bedroom unit. Surrounding zoning is also Low Density Residential with a PCD, Planned Residential Development, immediately to the south, and some Urban Use (UU) across the intersection of East 6<sup>th</sup> Street and Sherman Street.</p>
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**BACKGROUND  
CONTINUED**

This property is a Contributing Structure and is located within the MacArthur Park Historic District.

The applicant proposes parking for five (5) vehicles at the rear of the property with refreshed pea gravel. Staff feels this is adequate parking for this unit.

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.

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.