

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 3, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Hillcrest Group - STR-2 - PD-C, located at 2923 Kavanaugh Boulevard Suite G (Z-10041).</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 0.31-acre property, located at 2923 Kavanaugh Boulevard Suite G, be rezoned from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow one (1) unit of a strip mall 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 8 ayes, 0 nays, 2 absent, 1 open position.

BACKGROUND

The applicant proposes to rezone 0.31-acre site located at 2923 Kavanaugh Boulevard – Suite G from C-3 to PD-C to allow one (1) unit of a strip mall to be utilized as Short-Term Rental-2 with a maximum stay of twenty-nine (29) days. The proposed STR-2 will be rented as one unit. The owner will not reside at this location. C-3 permitted uses will be retained as a use mix for the remainder of the strip center.

The property consists of a 5,103 square foot strip mall with suites “A” through “G”; with the “G” suite being in the lower portion of the building. The proposed STR is a two bedroom, two bath 1,075 square foot unit. The request is in the Heights/Hillcrest Planning District. Future land use map shows the application area along both sides Kavanaugh

**BACKGROUND
CONTINUED**

Boulevard is Commercial I. South of the application area the land use is Residential Low Density (RL). There will be ample parking since the parking lot for the strip mall will be used.

All trash pick-up shall comply with requirements for residential one- and two-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.

The applicant stated there was no bill of assurance for this property. There have been no Department of Planning & Development enforcement cases nor any police reports for this property. This property has not previously been in operation as a Short-Term Rental.

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 one hundred six (106) 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 of 500 short-term rentals within the corporate boundary of the City of Little Rock. There are eleven (11) approved STR applications within ¼ mile of the application site.

The Planning Commission reviewed this request at their October 10, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.