

**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 King (1) - STR-2 - PD-C, located at 6415 R Street (Z-10046).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.13-acre property, located at 6415 R Street, be rezoned from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow a Short-Term Rental (STR-2).</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial 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.</p>	
BACKGROUND	<p>The applicant proposes to rezone a .13-acre property located at 6415 “R” Street from R-4 to PD-C to allow 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 entire structure will be rented as one unit.</p> <p>The property is occupied by an 824 square foot, one story, two bedroom, and one bath house. The request is in the West Little Rock Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. There are two parking pads at the front of the residence, located within the right-of-way.</p> <p>The applicant provided responses and additional information to all issues raised during staff’s review of the application. The</p>	

**BACKGROUND
CONTINUED**

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. An existing approved STR is located adjacent to the property to the west. (Z-9965) and a new application (Z-10034) is located within ¼ mile of this 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.