

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled King (2) - STR-2 - PD-C, located at 1200 North Bryan Street (Z-10047).</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 0.16-acre property, located at 1200 North Bryan Street, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow 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, 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a .16-acre property located at 1200 North Bryan Street from R-2 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. The entire structure will be rented as one unit. The property is located at the northwest corner of North Bryan Street and Evergreen Street.</p> <p>The property is occupied by a 1,372 square foot, one story, three (3) bedroom, and two (2) bath house. The request is in the West Little Rock Planning District and is located within the Meriwether Neighborhood Association.</p> <p>The Land Use surrounding the application area to the North,</p>	

**BACKGROUND  
CONTINUED**

East and West is Residential Low Density (RL). There is a one-car wide driveway from North Bryan Street located at the southeast corner of the lot, leading to a carport at the Southeast corner of the house. There is also a two-car wide driveway from Evergreen Street. There is parking for at least five (5) vehicles.

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-and two-family residential zones.

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 previously been in operation as a Short-Term Rental for the past two years.

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 no approved STR applications within 1/4 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.