

**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 Providence Properties - STR-2 - PD-C, located at 719 North Spruce Street (Z-10048).</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 0.61-acre property, located at 719 North Spruce Street, be rezoned from R-2, Single-Family Residential District, to PD-C, Planned Development – Commercial, to allow a Short-Term Rental (STR-2), with a maximum stay of twenty-nine (29) days. The structure will be rented as one unit. The owner will not reside at the residence.

FISCAL IMPACT

None.

RECOMMENDATION

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.

BACKGROUND

The applicant proposes to rezone 0.61-acre site located at 719 Spruce 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 structure will be rented as one unit. The owner will not reside at the residence.

The property consists of a 1,302 square foot wood frame residential structure with two (2) bedrooms and one (1) bath. A concrete driveway provides parking for one car. The request is in the Heights/Hillcrest Planning District. Future land use map shows the North and East of the application site along Kavanaugh Boulevard is Commercial Density (C). South and West of the application site is Residential Low Density (RL).

**BACKGROUND
CONTINUED**

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, 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 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.

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 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.