

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 4, 2025 AGENDA**

| <b>Subject:</b>   | <b>Action Required:</b>   | <b>Approved By:</b>                         |
|---|---|---|
| <p>An ordinance approving a Planned Zoning Development titled Mindful Properties (2) STR-2 PD-C, located at 5131 Cantrell Road (Z-9827).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution</p>  | <p>Susan Altrui<br/>Acting City Manager</p> |
| <b>SYNOPSIS</b>   | <p>The applicant requests to rezone the 0.17-acre property from R-3 and R-4 to PD-C to allow for two (2) Short-Term Rentals (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, 1 absent, and 2 open positions.</p>   |   |
| <b>BACKGROUND</b>   | <p>The applicant proposes to rezone a .17-acre property located at 2005 West 17<sup>th</sup> Street from R-3 and R-4 to PD-C to allow use of the primary house and an accessory dwelling to both be used 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 property is occupied by a 2,019 square foot, three bedroom, and two bath house and a studio apartment located in the rear of the property. The request is in the Central City Planning District. The Future Land Use surrounding the application area is Residential Low Density (RL).</p> |   |

**BACKGROUND  
CONTINUED**

This property is in the Central High Neighborhood Association.

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-ups 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.

There is a bill of assurance for this property, but it is illegible. There have been no Department of Planning & Development enforcement cases nor any police reports for this property. The studio apartment has been in operation as a Short-Term Rental since 2021. The property owners will be using the primary residence as an STR if this application is approved.

There is ample parking. There is a two-car garage with a driveway long enough to accommodate another 3-6 vehicles.

Currently, the City of Little Rock Department of Planning and Development has one hundred ten (110) 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 two approved STR’s located within ¼ mile of this site.

The Planning Commission reviewed this request at their December 12, 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.