

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 18, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Laben Properties STR-2 – PD-C, located at 13212 Coleen Drive (Z-10074).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant requests to rezone the 0.30-acre property from R-2, Single Family District to PD-C, Planned District – Commercial, to allow use of the property for a Short-Term Rental (STR-2).</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 3 nays, and 1 open position.</p> <p>The applicant proposes to rezone a .30-acre property located at 13212 Coleen Drive 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.</p> <p>The property is occupied by a 2,356 square foot, four bedroom, and two and a half bath house. This property is located within the Marlowe Manor Neighborhood Association.</p> <p>The Land Use surrounding the application area is Residential Low Density (RL).</p>	

**BACKGROUND  
CONTINUED**

The application site and all surrounding properties are zoned Single Family (R-2).

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 provided a 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 been in operation as a Short-Term Rental since November 2022.

There is ample parking that is accessed off of Shumate Drive. There is a two-car garage with a driveway long enough to accommodate another 2-4 cars.

Currently the City of Little Rock Department of Planning and Development has one hundred fourteen (114) 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’s located within ¼ mile of this site.

The Planning Commission reviewed this request at their February 13, 2025, meeting and there were several 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.