

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 19, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled LR River View Retreat STR-2 PD-C, located at 12040 Rivercrest Drive (Z-9834).</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant, Iona Kovalchuk, is appealing the Planning Commission’s recommendation of denial of the LR River View Retreat STR-2 PD-C, located at 12040 Rivercrest Drive.</p> <p>None.</p> <p>Staff recommends denial of the PD-C rezoning request. The Planning Commission voted to recommend denial by a vote of 0 ayes, 6 nays, 3 absent and 2 open positions.</p> <p>The applicant proposes to rezone 0.46-acre property, located at 12040 Rivercrest Drive, from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence, and the entire structure will be rented as one (1)-unit.</p> <p>The property contains an existing two (2)-story brick structure. The unit has a concrete circle driveway that can accommodate several cars. The property is surrounded by R-2 zoning. The Future Land Use Map shows a large area of Residential Low Density (RL).</p>	

**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 established "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 (1)-and two (2)-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.

Currently the City of Little Rock Department of Planning and Development has seventy-eight (78) 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 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.

The Planning Commission reviewed this request at their October 12, 2023, meeting, and there were ten (10) objectors present. All owners of property located within 300 feet of the site, as well 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.