

**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 ordinance approving a Planned Zoning Development titled Love STR-2 PD-C, located at 230 Vernon Avenue (Z-9919).</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 is requesting that the 0.16-acre property, located at 230 Vernon Avenue, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental-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 9 ayes, 0 nays and 2 absent.</p> <p>The applicant proposes to rezone 0.16-acre property, located at 230 Vernon Avenue, from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the 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.</p> <p>The property contains a 1,044 square-foot one (1)-store home, with two (2)-bedroom and (1)-one bath. The property is located within the Interstate 630 Planning District and the Capitol View - Stiff Station Neighborhood Association.</p>	

**BACKGROUND  
CONTINUED**

Parking is provided from a concrete driveway, which extends from Vernon Avenue to the rear-yard of the property. The driveway allows for up to three (3) cars for parking. The property is surrounded by R-3 zoning, and the Future Land Use Map shows Residential Low Density (RL) for the requested area.

On June 20, 2023, the Board of Directors passed Ordinance No. 22,274, which regulates 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 (1)–and two (2)-family residential zones.

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 February 8, 2024, meeting, and there were no 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.