

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2024 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development titled Jensen 1 STR-2 PD-C, located at 4909 Lee Avenue (Z-9907).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Emily Cox Acting City Manager</p> |

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| SYNOPSIS | The applicant is requesting that the 0.13-acre property, located at 4909 Lee Avenue, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental-2. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent. |
| BACKGROUND | <p>The applicant proposes to rezone the 0.13-acre property, located at 4909 Lee Avenue, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental-2, 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 is a 1,326 square-foot one (1)-story wood frame house. Parking should not be an issue due to the fact that there is a concrete slab in the front of the house that will easily accommodate four (4) to five (5) cars.</p> |

**BACKGROUND
CONTINUED**

The property is located within the Heights/Hillcrest Planning District, the Hillcrest Residents Association, the Save Hillcrest Neighborhood Association and the Hillcrest Design Overlay District. In addition, the property is a Contributing Structure in the Hillcrest Historic District.

The Future Land Use Plan 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 sixty-eight (68) 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 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 Planning Commission reviewed this request at their January 11, 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.