

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance approving a Planned Zoning Development titled Hardin STR-2 PD-C, located at 1711 North Grant Street (Z-9939).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The applicant requests to rezone the 0.16-acre property, located at 1711 North Grant Street, from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental (STR-2).</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C rezoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p> <p>The applicant proposes to rezone the 0.16-acre property, located at 1711 North Grant Street, 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-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 STR-2 is currently in operation and has been operating since August 2020; however, the property is not currently under enforcement by the City of Little Rock Planning and Development. Since August 2020, there has been one (1) Police Report associated with the STR-2 property.</p>
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**BACKGROUND
CONTINUED**

The property is occupied by a 1,258 square-foot, one (1)-story, three (3) bedroom, two (2) bath house. The property is located within the Heights/Hillcrest Planning District, the Forrest Park Neighborhood Association and the Heights Landscape Design Overlay District. The Future Land Use Plan shows Residential Medium Density (RM) for the requested area. There is a driveway that starts on North Grant Street and extends to a one (1)-car garage in the back of the property allowing for parking for up to six (6) vehicles.

On June 20, 2023, the City Board of Directors passed an ordinance regulating Short-Term Rentals within the City of Little Rock. The 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.

Currently the City of Little Rock Department of Planning and Development has eighty-three (83) 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 Short-Term Rental Ordinance allows a maximum of 500 Short-Term Rentals within the corporate boundary of the City of Little Rock. There are currently no Short-Term Rentals within a ¼-mile radius of this property.

The Planning Commission reviewed this request at their March 14, 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 with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.