

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 21, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Brotman STR-2 PD-C, located at 221 East 16th Street (Z-9948).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is requesting that the 0.16-acre property, located at 221 East 16th Street, be rezoned from R-4, Two-Family District, to Planned Development – Commercial, to allow for a Short-Term Rental-2.</p> <p>None.</p> <p>Staff recommends denial of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 2 nays and 0 absent.</p> <p>The applicant proposes to rezone 0.16-acre property, located at 221 East 16th Street, from R-4, Two-Family District, to Planned Development – Commercial, to allow for 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 has currently been in operation since 2023 and is not currently under enforcement by the City of Little Rock Planning and Development. To-date there have been no Police Reports associated with the STR-2 property.</p>	

**BACKGROUND
CONTINUED**

The property is occupied by a 1,616 square-foot wood-frame house with three (2) bedrooms and two (2) baths. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The property is located within the Central City Planning District and the Pettaway, Downtown and MacArthur Park Neighborhood Associations. There is a parking pad at the rear of the property, off Cumberland Street, that can accommodate two (2) vehicles, as well as on-street parking on East 16th Street.

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.

Currently the City of Little Rock Department of Planning and Development has eighty-nine (89) 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 have been seven (7) approved applications and one (1) denied application located within ¼-mile of the application site.

The Planning Commission reviewed this request at their April 11, 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 within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.