

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

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

<p>Subject:</p> <p>An ordinance approving a Planned Zoning Development titled Martin (2) STR-2 PD-C, located at 4816 Kenyon Street (Z-9958).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p align="center">√ Ordinance Resolution</p>	<p>Approved By:</p> <p align="center">Emily Cox Acting City Manager</p>
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SYNOPSIS

The applicant is requesting that the 0.14-acre property, located at 4816 Kenyon Street, be rezoned from R-2, Single-Family District, to Planned Development – Commercial, to allow for 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 8 ayes, 3 nays and 0 absent.

BACKGROUND

The applicant proposes to rezone the 0.14-acre property, located at 4816 Kenyon Street, from R-2, Single-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.

The STR-2 has been in operation since April 2022 and is not currently under enforcement by the City of Little Rock Planning and Development. There has been one (1) Police Report associated with the STR-2 property since April 2022.

**BACKGROUND
CONTINUED**

The property is occupied by a 1,408 square-foot, one (1)-story brick house with three (2) bedrooms and two (2) baths. The Land Use Plan shows Residential Low Density (RL) for the requested area. The property is located within the Heights/Hillcrest Planning District, the Hillcrest Residence Association, the Save Hillcrest Neighborhood Association and the property is a Contributing structure in the Hillcrest Historic District. The property has a one (1)-car garage and enough driveway space for one (1) additional vehicle.

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. Staff reports that there is one (1) pending STR application located within ¼-mile of the application site.

The Planning Commission reviewed this request at their April 11, 2024, meeting, and there was one (1) objector 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.