

**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 Midtown Premium Properties (3) STR-2 PD-C, located at 514 Sherman Street, Unit 1 (Z-9963).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.12-acre property, located at 514 Sherman Street, Unit 1, be rezoned from R-4A, Low Density Residential 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 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>The applicant proposes to rezone 0.12-acre property, located at 514 Sherman Street, Unit 1, from R-4A, Low Density Residential 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 been in operation for three (3) years and is not currently under enforcement by the City of Little Rock Planning and Development. There have been three (3) Police Reports associated with the STR-2 property within the last three (3) years.</p>

**BACKGROUND
CONTINUED**

The property is occupied by a 2,788 square-foot, two (2)-story four (4)-unit house. This is the first of three applications for this property. The property owner is requesting that three (3) of the four (4) units be used as Short-Term Rentals with the fourth unit being rented as long-term. Each unit has one (1) bedroom and one (1) bath.

The Land Use Plan shows Residential Medium Density (RM) for the requested area. The property is located within the Downtown Planning District, the Downtown Neighborhood Association, the MacArthur Neighborhood Association and is a Contributing Structure to the MacArthur Park Historic District. There are two (2) parking spaces in the rear of the unit and two (2) additional on-street parking spaces.

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 are five (5) approved STR applications 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.