

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Bumpass STR-2 PD-C, located at 415 North Monroe Street (Z-9941).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.16-acre property, located at 415 North Monroe Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental-2.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>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.</p>	
BACKGROUND	<p>The applicant proposes to rezone a 0.16-acre property located at 415 North Monroe Street from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as 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 since September 2020 and is not currently under enforcement by the City of Little Rock Planning and Development. There have been no Police Reports at this address since September 2020.</p>	

**BACKGROUND
CONTINUED**

The property is occupied by a 1,194 square-foot, one (1)-story house with three (3) bedrooms and two (2) baths. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The property is located in the Heights/Hillcrest Planning District, the Forrest Park Neighborhood Association and the Heights Landscape Design Overlay District. There is a driveway that begins on Grant Street and runs to the rear of the house allowing for ample parking of five (5) or more vehicles.

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 are currently four (4) approved Short-Term Rentals (STR-1 and STR-2) located within a ¼-mile radius of this property.

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.