

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 6, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Paranova, LLC. STR-2 PD-C, located at 4 Connell Drive (Z-9947).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.18-acre property, located at 4 Connell Drive, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays and 3 absent.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a 0.18-acre property, located at 4 Connell Drive, 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 has been in operation since May 2024 and is not currently under enforcement by the City of Little Rock Planning and Development. There have been no Police Reports at this address.</p>	

**BACKGROUND  
CONTINUED**

The property is occupied by a 1,704 square-foot, two (2)-story house with four (4) bedrooms and three (3) baths. The property is located in the Rodney Parham Planning District and the Breckenridge Neighborhood Association. The house features a two (2)-car garage, a driveway that accommodates four (4) vehicles and two (2) 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 103 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 has been one (1) approved Short-Term Rentals located within a ¼-mile radius of this property.

The Planning Commission reviewed this request at their May 9, 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.