

**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 Taylor – STR-2’s PD-C, located at 8411 Ferndale Cut-Off (Z-9986).</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is requesting that the 2.10-acre property, located at 8411 Ferndale Cut-Off, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for two (2) Short-Term Rentals (STR-2).</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant proposes to rezone a 2.10-acre property located at 8411 Ferndale Cut-Off from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as Short-Term Rental, with a maximum stay of twenty-nine (29) days within two (2) of the four (4) houses proposed for the property; the other two (2) structures will be utilized as Long-Term Rentals. The owner will not reside in the residence, and each structure will be rented as one (1)-unit.</p> <p>The property is occupied by a 1,344 square-foot, one (1)-story house with three (3) bedrooms and two (2) baths, which will be utilized as one (1) of the Short-Term Rentals.</p>	

**BACKGROUND  
CONTINUED**

The applicant plans to build three (3) tiny homes, one (1) of which will be utilized as a Short-Term Rental and the other two (2) will be utilized as a Long-Term Rental.

The Land Use Plan shows Residential Low Density (RL) for the requested area. This property is located in the City's Extra Territorial Zoning Jurisdiction, the Chenal Planning District and the Citizens of Pulaski County Neighborhood Association.

Properties to the north, east, and west across Ferndale Cut-Off are zoned R02, and south of the application site is a PD-R, Planned Development – Residential, zoned property with three (3) residential units and a duplex. Staff reports that there will be ample parking on this 2.10-acre property.

There are currently no Short-Term Rentals currently being operated on this property, and the property is not currently under enforcement by the City of Little Rock Planning and Development. There have been no Police Reports at this address.

The applicant stated there is no Bill of Assurance for this property and provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances with the PD-C zoning request.

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 there are no approved or pending Short-Term Rentals within one (1)-mile of the application site.

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.

**BACKGROUND** | Please see the attached Planning Commission minutes for  
**CONTINUED** | Staff's Analysis and the Commission's action.