

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Paranova, LLC, STR-2 PD-C, located at 15 Oakwood Road (Z-9997).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 0.26-acre property, located at 15 Oakwood Road, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental.</p> <p>None.</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>The applicant proposes to rezone a 0.26-acre property, located at 15 Oakwood Road, R-2, 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 March 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> <p>The property is occupied by a 1,780 square-foot, split-level brick house.</p>	

**BACKGROUND
CONTINUED**

The Land Use Plan shows Residential Low Density (RL) for the requested area. This property is located in the Heights/Hillcrest Planning District.

There is a two (2)-car carport with enough room in the driveway for two (2) additional vehicles.

The applicant stated there is no Bill of Assurance for this property. The applicant 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 two (2)-approved Short-Term Rentals located between 1/2-mile and 3/4-mile of the site, seven (7) approved Short-Term Rentals and one (1) pending application located between 3/4-mile and one (1)-mile of the site.

The Planning Commission reviewed this request at their June 13, 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.