

**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 George STR-2 PD-C, located at 1422 South Battery Street (Z-9998).</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><b>SYNOPSIS</b></p>	<p>The applicant is requesting that the 0.16-acre property, located at 1422 South Battery Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><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><b>BACKGROUND</b></p>	<p>The applicant proposes to rezone a 0.18-acre property, located at 1422 South Battery Street, from R-3, 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 February 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 3,104 square-foot, two (2)-story house with five (5) bedrooms and two (2) baths. The Land Use Plan shows Residential Low Density (RL) for the requested area.

The property is located in the Central High Neighborhood Association, the Central High Neighborhood Overlay District, as approved by Little Rock, Ark., Ordinance 20,180 (October 20, 2009) and is a Contributing Structure in the Central High Historic District.

Staff reports that there is parking off the rear alley for two (2) vehicles.

The applicant provided a Bill of Assurance for this property dated May 1877. In addition, 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 has been one (1) approved Short-Term Rental located within a ¼-mile radius of this property, one (1) approved Short-Term Rental located within ¼-mile and ½-mile of the property, four Short-Term Rentals located within ½-mile and ¾-mile of the property and two (2) approve Short-Term Rentals within one (1)-mile of the property.

The Planning Commission reviewed this request at their June 13, 2024, meeting, and there was one (1) objector 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.