

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 17, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance approving a Planned Zoning Development titled Harris STR-2 PD-C, located at 1807 East. 3rd Street (Z-10023).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting that the 0.10-acre property, located at 1807 East 3rd Street, be rezoned from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental (STR-2).</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 recusal (Hart).</p>
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone a 0.10-acre property located at 1807 E. 3rd Street from R-4 to PD-C to allow 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. The entire structure will be rented as one unit.</p> <p>The property is occupied by a 1,896-square-foot, two-story, two-bedroom, and two-bath house. The request is in the East Little Rock Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. There is a two-car parking pad located in the front of the property. The existing structure also contains a two-car garage.</p>

**BACKGROUND
CONTINUED**

The applicant stated there was no bill of assurance for this property. There have been no Department of Planning & Development enforcement cases nor any police reports for this property. This property has not previously been in operation as a Short-Term Rental.

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

Currently, the City of Little Rock Department of Planning and Development has one-hundred-three (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 Short-Term Rental Ordinance allows a maximum 500 Short-Term Rentals within the corporate boundary of the City of Little Rock. There are two (2) approved STR applications within 1/4 mile of the application site.

The Planning Commission reviewed this request at their August 8, 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 Analysis and the Commission's action.