

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 3, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Hopper – STR-2 – PD-C, located at 705 South Oak Street(Z-10231).	✓ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone 0.15-acre property from R-4 to PD-C to allow a short-term rental.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 2 open positions.	
BACKGROUND	The applicant is requesting to rezone a 0.15-acre property located at 705 S. Oak Street from R-4 to PD-C to allow use of the property as a short-term rental 2 (STR-2) with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. The home is a duplex, and each side will be rented out separately. The residence is currently vacant and is not being used as a short-term rental.	
	The property is occupied by a 1,785 square foot, one-story, duplex. The home sits on a dead end; the southern edge of the property is adjacent to the I-630 corridor and there are single family homes surrounding the property going north on Oak. There is a two-car driveway as well as off-street parking. A natural land buffer is between the home and I-630 corridor. The Future Land Use Plan is Residential Low Density “RL.” The current zoning is R-4.	

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On June 20, 2023, the City Board of Directors passed an ordinance regulating 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:

Development Standards.

1. Hosting of private parties and special events such as weddings, receptions, and other similar gatherings is not allowed in Short- Term Rentals.
2. Tours for a fee are not allowed to anyone other than an Occupant.
3. The Occupancy Fee may include any meal to be served to paying guests; no other meal service is permitted.
4. Allowable signage is that as permitted by the Single-Family Residential Standard.
5. Parking plan must be provided with permit application. Off-Street Standard for STRs shall be provided in accordance with Little Rock Arkansas Code, Chapter 36 36-54 (e) (1). If on-street parking is proposed as an alternative to meet the above requirements, parking must be available for guest use within 330 feet of the STR and parking plan must address neighborhood impact. If the STR is proposed within a Design Overlay District, any alternate parking requirements, as provided in Little Rock, Arkansas Rev. Code, Chapter 36. Zoning, Article V. District Regulations shall be applicable.
6. Applicants shall provide a scaled floor plane that includes all of the rooms available for rent with location of windows, doors and smoke detectors identified. Certified smoke detectors are required in all sleeping areas, in every room in the path of the means of egress from the sleeping area to the exit\, and in each story with sleeping unit(s), including basements.
7. All sleeping areas must have two (2) ways of egress, one of which can be an operable window.
8. Proof of homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence.

**BACKGROUND
CONTINUED**

9. All persons operating a Bed and Breakfast House/Short-Term Rental (Type I & 2) shall meet all applicable requirements of the City of Little Rock's Municipal Code, Chapter 12, Fire Prevention and Protection, Article II. Arkansas Fire Prevention Code. Prior to use as a Bed and Breakfast House/Short-Term Rental (Type 1 & 2), the annual City of Little Rock, Building Code and Fire Marshal inspection fee must be paid, and payment of annual Business License received.
10. Smoke alarms shall be installed, all smoke alarms shall meet local and state standards (current Fire Code). Smoke alarms shall be installed in all sleeping areas and every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
11. Carbon monoxide detectors shall be installed as directed by City Staff if there are fuel-fired appliances in the unit or the unit has an attached garage.
12. Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.
13. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the Bed and Breakfast House/Short-Term Rental use.
14. Principal renter shall be at least eighteen (18) years of age.
15. Maximum occupancy. Maximum occupancy of any room or structure as a whole shall be determined by the Arkansas Fire Prevention Code.
16. Simultaneous rental to more than one party under separate contracts shall not be allowed.
17. The owner shall not receive any compensation or remuneration to permit occupancy of an STR for a period of less than a one (1)-day rental.

All trash pick-ups shall comply with requirements for residential one – and two-family residential zones.

There have been no Department of Planning & Development enforcement cases nor any police reports for this property.

Currently the City of Little Rock Department of Planning and Development has one hundred and thirty-two (132) short-term rentals (STR-1 and STR-2) listed within the database for approved short-term rentals in

**BACKGROUND
CONTINUED**

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.

The Planning Commission reviewed this request at their December 11, 2025, 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. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.