

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 23, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance approving a Planned Zoning Development titled Larkowski STR-2 PD-C located at 917 South Elm Street (Z-9849).</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>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.12-acre property, located at 917 South Elm Street, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental (STR-2).</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a 0.12-acre property located at 917 South Elm Street, from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to for the 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, and the entire structure will be rented as one (1)-unit.</p> <p>The property is a one (1)-story 1,136 square-foot wood frame structure. This site is located within the Cedar/Pine Street Overlay District and is in the Interstate 630 Planning District. The unit has been operating as a Short-Term Rental since July of 2022.</p>	

**BACKGROUND  
CONTINUED**

Surrounding properties are zoned Low Density Residential (R-4A). The Future Land Use Map shows Mixed Use Urban (MXU) for the requested area.

The applicant proposes to use street parking on South Elm Street for the unit. Staff believes that the parking is adequate for this site.

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.

All trash pick-up shall comply with requirements for residential one (1)–and two (2)-family residential zones.

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.

Staff is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed STR-2 use is appropriate for this location.

Currently, Planning & Development has thirty (30) 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 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.

The Planning Commission reviewed this request at their November 9, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well 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.