

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 21, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled McGrath1 STR-2 PCD located at 407 North Van Buren Street (Z-9761).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.16-acre property, located at 407 North Van Buren Street, be rezoned from R-4, Two Family District, to PCD, Planned Commercial Development, to allow for one (1) unit of a tri-plex to be used as a Short-Term Rental (STR-2).
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent and 2 open positions.
BACKGROUND	<p>The applicant proposes to rezone 0.16-acre property, located at 407 North Van Buren Street, from R-4, Two Family District, to PCD, Planned Commercial Development, , to allow for the use of the property as a Short-Term Rental with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence. It is an existing tri-plex apartment building, and one (1) of the units will be utilized as a Short-Term Rental.</p> <p>The request is in the Heights/Hillcrest Planning District. The multifamily apartment building has been operating long-term rental for eight (8) years.</p>

**BACKGROUND
CONTINUED**

The property contains an existing brick structure, and access is provided from a concrete walkway which extends from Van Buren Street that allows entrance to the three (3) units. The property has ample parking, and is primarily surrounded by R-4 zoning. The Future Land Use Map shows a large area of Residential Low Density (RL) in all directions.

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, in addition to all other requirements of the new ordinance.

All trash pick-up shall comply with requirements for residential one–and two-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 PCD zoning request.

The Planning Commission reviewed this request at their October 12, 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.