

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 5, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Hold Fast Homes STR-2 PD-C located at 2608 West 6th Street (Z-9832).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the 0.15-acre property, located at 2608 West 6th Street, be rezoned 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 (STR-2).</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent and 2 open positions.</p>
BACKGROUND	<p>The applicant proposes to rezone 0.15-acre property, located at 2608 West 6th 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 with a maximum stay of twenty-nine (29) days. The owner will not reside in the residence, and it will be rented as one (1)-unit.</p> <p>The property contains an existing wood frame structure. The unit has a concrete driveway that can accommodate several cars. The property is surrounded by R-3 and R-4, Two-Family District, zoning. The Future Land Use Map shows a large area of Residential Low Density (RL).</p>

**BACKGROUND
CONTINUED**

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.

The Planning Commission reviewed this request at their October 12, 2023, meeting and there were no objectors present. All owners of property located within 200 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.

Currently the City 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 of 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.