

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Carbury #1 STR-2 PD-C, located at 411 North Jackson Street (Z-9869).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is requesting that the 0.16-acre property, located at 411 North Jackson Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as Short-Term Rental (STR-2).</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, 0 absent and 1 recusal (Russell).</p> <p>The applicant proposes to rezone 0.16-acre property, located at 411 North Jackson Street, from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as Short-Term Rental 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 744 square-foot one (1)-story structure with exterior siding. The request is located within the Heights/Hillcrest Planning District, the Hillcrest Design Overlay District and the Hillcrest Historic District. The Future Land Use Plan shows Residential Low Density (RL) for the requested area.</p>	

**BACKGROUND
CONTINUED**

The property has a concrete driveway that can accommodate three (3) to four (4) vehicles.

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.

Currently the City of Little Rock Department of Planning and Development has forty-nine (49) 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.

The Planning Commission reviewed this request at their December 14, 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.