

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Vasquez Short-Term Rental PD-C, located at 308 Woodrow Street (Z-9763).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.16-acre property, located at 308 Woodrow 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.</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 9 ayes, 0 nays, 1 absent and 1 abstention.</p>	
BACKGROUND	<p>The applicant proposes to rezone 0.16-acre property, located at 308 Woodrow 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 fourteen (14) days. The owner will not reside in the residence, and the entire residence will be rented as one (1) unit. The property, located in the Stiff Station Historic District, contains an existing one (1)-story wood-frame structure. A six (6)-foot wood fence surrounds the property on the north, south and west sides. An alley is located in the rear (south) of the residence.</p>	

**BACKGROUND
CONTINUED**

Access is provided along South Woodrow Street via a concrete driveway which extends along the north side of the house and continues south with additional concrete paving located in the rear yard area, which may be utilized for parking. Additional parking is provided on the south side of the residence. Staff feels the parking is sufficient to serve the proposed use.

The applicant is proposing a three (3)-foot by two (2)-foot hanging wooden sign providing contact information on the property. Any signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two-family zones).

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.

The Planning Commission reviewed this request at their March 9, 2023, meeting and there were no objectors present. All owners of property located within 200 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.