

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 2, 2024 AGENDA**

<p><b>Subject:</b></p> <p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled Jensen 2 STR-2 PD-C, located at 1219 Marlyn Drive (Z-9908).</p> <p><b>Submitted by:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Interim City Manager</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

**SYNOPSIS**

The applicant, Andrew Jensen, is appealing the Planning Commission’s recommendation of denial of the Jensen 2 STR-2 PD-C, located at 1219 Marlyn Drive.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend denial by a vote of 5 ayes, 5 nays, 0 absent and 1 abstention (Baxter).

**BACKGROUND**

The applicant proposes to rezone the 0.21-acre property, located at 1219 Marlyn Drive, from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a 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.

The property is a 980 square-foot one (1)-story wood frame house. The property is located within the Interstate 430 Planning District, as well as the Twin Lakes Neighborhood Association, the John Barrow Neighborhood Association and the West Central Neighborhood Association of John Barrow. The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

**BACKGROUND  
CONTINUED**

Parking should not be an issue due to the fact that there is a concrete driveway located in the front of the house that will easily accommodate two (2) cars. In addition, there is a one (1)-car garage onsite.

On June 20, 2023, the City Board of Directors passed an ordinance regulating Short-Term Rentals within the City of Little Rock. The ordinance established “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 eighty-two (82) 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 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 January 11, 2024, meeting, and there were two (2) objectors present. The objectors present raised concerns regarding parking and traffic issues.

All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.