

ORDINANCE NO. _____

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL
TITLED LIRO MANAGEMENT – STR-2 – PD-C, LOCATED AT 112 WEST
13TH STREET (Z-10192), CITY OF LITTLE ROCK, ARKANSAS,
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, the applicant has requested to rezone a 0.08-acre property located at 112 W. 13th Street from UU (Urban Use) to PD-C (Planned Development–Commercial); and,

WHEREAS, the Planning Commission, at its meeting on November 13, 2025, voted 7 ayes, 0 noes, 3 absent, and 1 open position, as part of the Consent Agenda, to recommend approval of the rezoning request to PD-C, and no objectors were present; and,

WHEREAS, the purpose of the rezoning request is to allow the use of the property as a Short-Term Rental Type 2 (STR-2) with a maximum stay of twenty-nine (29) days, where the owner will not reside on the property, and the entire dwelling will be rented as a single unit; and,

WHEREAS, the property is currently zoned UU (Urban Use), and the Future Land Use Plan designates the area as Mixed Use Urban (MXU); and,

WHEREAS, the home is not currently being used as a short-term rental, and there have been no enforcement cases or police reports associated with the property; and,

WHEREAS, the City of Little Rock currently has approximately 130 approved short-term rentals, and the adopted ordinance allows a maximum of 500 short-term rentals citywide; and,

WHEREAS, all owners of property located within 300 feet of the site and all registered neighborhood associations were properly notified of the public hearing; and,

WHEREAS, the proposed rezoning is consistent with the City's adopted plans and policies and will not adversely affect adjacent properties when developed in compliance with the conditions herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:**

Section 1. The property legally described as 112 W. 13th Street, containing approximately 0.08 acres, is hereby rezoned from UU (Urban Use) to PD-C (Planned Development–Commercial). See Exhibit A and Exhibit B herein.

**Z-10192 - DESCRIBED AS LOT 1 AND THE EAST 6 FEET OF LOT 2,
ABERNATHY - CURTIS SUBDIVISION, A REPLAT OF THE SOUTH 10 FEET**

1 **OF THE EAST 40 FEET OF THE N1/2 OF LOT 5 AND ALL OF LOT 6, BLOCK**
2 **67, ORIGINAL CITY OF LITTLE ROCK.**

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4 **Section 2.** The PD-C zoning shall be limited to the following use:

5 (a) Short-Term Rental Type 2 (STR-2) only, with a maximum rental period of twenty-nine (29) days.
6 (b) The entire dwelling shall be rented as one unit.
7 (c) Simultaneous rental to more than one party under separate contracts is prohibited.
8 (d) The owner shall not reside in the dwelling during rental periods.

9 **Section 3.** Development of the property as a Short-Term Rental shall comply with all applicable
10 provisions of the City of Little Rock Municipal Code, including the short-term rental ordinance adopted
11 June 20, 2023, and shall specifically comply with the following development standards, in addition to all
12 other applicable regulations:

13 (a) Hosting private parties or special events is prohibited.
14 (b) Tours for a fee are prohibited except for registered occupants.
15 (c) Meal service is limited to meals included in the occupancy fee only.
16 (d) Signage shall be limited to that permitted in the Single-Family Residential Standard.
17 (e) A parking plan shall be submitted with the STR permit application and comply with Little Rock
18 Code Chapter 36-54(e)(1), including any approved on-street parking alternatives.
19 (f) A scaled floor plan identifying rooms for rent, windows, doors, and smoke detectors shall be
20 provided.
21 (g) All sleeping areas shall have two (2) means of egress.
22 (h) Proof of homeowner's fire, hazard, and liability insurance with minimum liability coverage of
23 \$1,000,000 per occurrence shall be provided.
24 (i) Compliance with all applicable Fire Prevention and Building Code requirements, including
25 inspections, fees, and business licensing, is required.
26 (j) Smoke alarms shall be installed in accordance with current fire codes.
27 (k) Carbon monoxide detectors shall be installed when required by City staff.
28 (l) A five (5)-pound ABC-type fire extinguisher shall be mounted in an accessible location.
29 (m) No recreational vehicles, buses, or trailers associated with the STR use shall be visible on the
30 property or street.
31 (n) The principal renter must be at least eighteen (18) years of age.
32 (o) Maximum occupancy shall be determined by the Arkansas Fire Prevention Code.
33 (p) Rentals for less than one (1) day are prohibited.
34 (q) Trash collection shall comply with standards for one- and two-family residential zones.

Section 4. The PD-C zoning approved herein shall run with the land. Any expansion, modification, or change in use shall require review and approval by the City in accordance with applicable ordinances.

Section 5. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

Section 6. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

ADOPTED: January 20, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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