

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 23, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance approving a Planned Zoning Development titled Southern Magnolia House STR-2 PD-C located at 1301 South Cumberland Street (Z-8061-C).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 0.17-acre property, located at 1301 South Cumberland Street, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for the use of an existing carriage house as a Short-Term Rental (STR-2).
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a carriage home on this 0.17-acre property located at 1301 Cumberland Street from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for the use of the property as 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.</p> <p>The request is in the Central City Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The application site, in addition to all property to the south and east, are zoned Low Density Residential (R4A).</p>

**BACKGROUND  
CONTINUED**

Across Cumberland Street to the west, is the Capital Zoning District. This property is a Contributing Structure and is located within the MacArthur Park Historic District.

The structure is a 775 square-foot block and wood frame structure, which was built in 1920. The unit sits on top of a two (2)-car garage, which will facilitate guests' parking needs. Staff feels that the parking is sufficient for this site.

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 as follows, in addition to all other requirements of the new ordinance.

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.

Staff is in support the requested PD-C rezoning. Staff believes the request is reasonable and that the proposed STR-2 use is appropriate for this location.

Currently, Planning & Development 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 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.

The Planning Commission reviewed this request at their November 9, 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.