

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 5, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Jo Investments STR-2 PD-C located at 1323 Cumberland Street (Z-9830).</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>	<p>The applicant is requesting that the 0.16-acre property, located at 1323 Cumberland Street, be rezoned 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 (STR-2).</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent and 2 open positions.</p>
<b>BACKGROUND</b>	<p>The applicant proposes to rezone 0.16-acre property located at 1323 Cumberland Street from R-4A. Low Density Residential 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 twenty-nine (29) days. The owner will not reside in the residence. The structure will be rented as one (1) unit.</p> <p>The property contains an existing wood structure. Parking will be along Cumberland Street. The property is primarily surrounded by R-4A zoning. The Future Land Use Map shows a large area of Residential Medium Density (RM) and Mixed Use (MX) zoning. This property is located within the MacArthur Historic District.</p>

**BACKGROUND  
CONTINUED**

The property has an unresolved compliance issue with the Historic District Commission. Fencing was installed by a previous owner across the south elevation side porch without a Certificate of Appropriateness. A remedy was agreed upon between staff and the most recent previous owner to remove the fencing along the side porch and replace it with lattice work compatible to the opening between the porch columns and below the decorative spandrels and brackets. The previous owner sold the property without remedying the compliance issue. As a condition of staff's recommendation for approval of the Planned Development, the compliance issue is required to be remedied. The remediation work will require a Certificate of Compliance issued from Historic District Commission Staff.

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.

The Planning Commission reviewed this request at their October 12, 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.

Currently the City 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 of 500 Short-Term Rentals within the corporate boundary of the City of Little Rock.