

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 2, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled Hayes Properties Enterprises PCD, located at 1417 South Park Street (Z-7965-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant, Trishmonisha Blagdon, is appealing the Planning Commission’s recommendation of denial of the Hayes Properties Enterprises PCD, located at 1417 South Park Street.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend denial by a vote of 0 ayes, 9 nays, 1 recusal (McDonald) and 1 open position.
BACKGROUND	The applicant is requesting to rezone the property located at 1417 South Park Street from POD, Planned Office Development, to PCD, Planned Commercial Development, to allow for the use of the existing structure as a short-term rental and for small public events. The applicant provided the following information for the proposed PCD zoning: <i>“We purchased the house in the early 2000s and used the property as an art and history center and business office. My family wants to continue our vision of engaging and rejuvenating the neighborhood. Thus, the vision strives for the house to be an idyllic location as a small event venue or for local community gatherings.</i>

**BACKGROUND
CONTINUED**

Professionals can also use the facility for professional development training seminars/workshops, business meetings, or mini conferences. Short-term and overnight rental (i.e., AirBnb) as a unique component to the effective use of the property during the year.

The property is within the boundaries of the Little Rock Central High School National Historic Site. The target audience are heritage tourists from both locally and globally. Proposed use of the property shall be first accommodating the needs of short-term overnight rental guests. In regards to other than short-term rental usage, the property shall be available seven (7) days a week from 8:00 AM – 9:00 PM. With regard to parking, there is an existing concrete paved parking lot (four (4) slots and one (1) handicap slot) accessible from Park Street.

Short-term Leasing (i.e., AirBnb). The owner shall enact, upon approval of this PCD application, the services of a local property management company (host) to also manage the process of inspecting the house (before and after guest usage); cleaning the house; stocking the basic amenities for the guests as well as being the local contact for guests on behalf of the Owner. The intent is that only one entity (guest) shall occupy the house – no multiple bookings during the same stay period. The Owner lives out-of-state and shall occupy the house as their residence during visits to Little Rock. No events or airbnb guests shall occur during the Owner’s stay.

Small Events Venue for Local Community. The Owner shall enact, upon approval of this PCD application, the services of an events coordinator as the contact for persons interested in leasing the use of the house for events (as indicated in the attached letter from the Owner). The Events Coordinator and the Property Management Company shall coordinate the schedule of events against booking events by potential AirBnb Guests. No events shall occur during the stay period by AirBnb Guests.”

The property located at 1417 South Park Street is occupied by a one (1)-story wood framed residential structure approximately 1,986 square-feet in area. The existing approved uses include single-family residential and research office and provides adequate office space and support facilities for research assistance, interns and clerical staff.

**BACKGROUND
CONTINUED**

In addition, the property provides a large public space for program seminars, office space with computer stations for distant educational purposes, reception and waiting room area and private office spaces. Five (5) parking spaces are provided within the rear-yard area. Section 35-502 of the City's Zoning Ordinance requires four (4) parking spaces, and staff believes the parking is sufficient for this use. On-street parking is allowed along South Park Street. An existing driveway from South Park Street along the south property line serves as access to the parking in the rear-yard area.

No physical changes to the property are intended at this time. The applicant notes that for short-term rental use, guests will have full access to the existing residential-like kitchen to prepare meals as needed. There will be a maximum of sixty (60) individuals allowed for events. The applicant notes that food preparation will be permitted during events. It is planned that food/beverages will be from outside catering services.

No signage is proposed at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in office zones).

No changes to existing lighting or additional lighting is proposed with this revised PCD application.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there is no outstanding issues. The applicant is requesting no variances with the PCD zoning.

The Planning Commission reviewed this request at their May 12, 2022, meeting and there were several 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.