

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT 2023-019
9/21/2023
JCL



Location: 1400 S. Arch St.
Applicant: Steven Pollack for PJ Arch, LLC.
Permit Type: Conditional Use for STR

Project Description: The owner proposes to use their property as a short-term rental and will not be owner occupied. The five bedroom, four bath house, is advertised to accommodate up to 15 guests. Existing house rules include 15 maximum guests; quiet hours; no parties or events; and no commercial photography.

Historic Significance: Built circa 1918, the C.E. Smith House was home of local grain businessman Charles E. Smith.

Previous Action: Several permits have been issued in the past, beginning in 1987 to allow for an owner-occupied bed & breakfast. The roof of the carriage house was replaced along with siding and windows in 2007, and the central chimney of the main house was removed in 2009.

Zoning: The property is in Zone “M” of the Governor’s Mansion Area. This area allows for the continuation of traditional neighborhood residential development patterns. Single family residences should be predominant, though not the exclusive, land use and building form in this zone.

Review Standards for Use Permits:

Capitol Zoning District Commission Administrative Rules and Procedures, Section 2-105.

2. Conditional Use Permits - Each zone within the Capitol Zoning District allows for one or more use groups as to be allowed as conditional uses (see Section 3-201). The conditional uses listed for each zone are understood to be acceptable for that zone but are more intensive land uses than those allowed by right. Applications for Conditional Use Permits are therefore reviewed by the commission on a case-by-case basis to allow the Commission to set any conditions that the Commission finds will make a proposed use more consistent with the goals of the Master Plan.

a. The Commission shall grant a Conditional Use Permit to permit a use of land not permitted by right under the zoning applicable thereto, provided that the conditional use in question is permitted for that zone but may attach additional conditions that will serve to make the proposed use more compatible with the surrounding neighborhood and the District as a whole.

F.1. All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Master Plan. Also,

(a) Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for historic properties.

(i) Structures and site features 40 years or older are assumed to be historic, unless they have been significantly altered, and reversing the alteration would be impossible or wholly unreasonable.

F.5. (a) In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, the goals of the Master Plan, any applicable review criteria, and the evidence or testimony presented by the applicant(s) and other interested parties. The Commission shall approve the permit(s) if it finds the proposal to be substantially consistent with the applicable review criteria.

Capitol Zoning General Standards, Section 3-201, *Zoning Requirements*

Z6. This zone, comprising most of the Governor's Mansion Area, allows for the continuation of traditional neighborhood development patterns. Single family residences should be predominant, though not the exclusive, land use and building form in this zone.

4. Permitted uses

Allowed by right	=Residential 1
Allowed with Commission review	=Residential 2, Civic 1-2
Allowed with Commission review	= Office 1-2, Commercial 1

Capitol Zoning General Standards, Section 3-203 *Use Groups*

U.16 Other Uses

1. For any use not listed in one of the above use groups, the Commission or its staff shall determine on a case-by-case basis which Use Group the proposed use most closely resembles, following due consideration.

2. For mixed-use developments, the Commission will evaluate the proposal according to the development's primary or principal use. If no primary or principal use can be determined, the Commission or its Staff will evaluate the proposal according to the most intense of all the uses proposed.

*The list of uses does not include “short-term rental”. Use group **Residential 2 (Multifamily)** includes “bed and breakfast house (maximum 5 guest rooms) and “apartment hotel”. Staff believes use as a short-term rental most closely resembles these conditions. Floor plans indicate the house is equal to the maximum number of bedrooms for that use.*

Capitol Zoning General Standards, Section 3-301 *Parking Requirements*

P.1 Requirement

There shall be provided for each use in any zone the number of off-street parking spaces required for that use as listed in Standard P.14, “Required Parking Spaces by Use”, unless the number of parking spaces required by Standard P.14 is six (6) or fewer, in which case no off-street parking spaces shall be required.

P.5 Use of Right-of-Way for Provision of Required Parking

The public street frontage immediately adjoining the parcel(s) containing a current or proposed use may be considered as fulfilling or partially fulfilling the parking requirements of this section.

P.9 Parking Design for Standard Cars.

Type	Width	Depth	Maneuvering Area
Parallel	22ft.	9ft.	11ft

P.14 Required Parking Spaces by Use

4. Residential

Single family dwelling	=1 per dwelling unit
Two family dwelling & multi-family dwelling	= 1 per bedroom unit 1.5 per 2 bedroom or more
Group living	= 1.5 per 2 bedrooms
Bed and Breakfast house	= <u>1 per guestroom, plus 1 for residence</u>

Under “Bed and Breakfast House”, Staff finds five parking spaces are required. Off street parking is provided, however not required. Staff also finds 100 feet of Arch Street frontage could accommodate four additional parking spaces and may partially fulfil this requirement.

Mansion Area Master Plan, Section 6-201, *Mansion Area Goals & Recommendations*

A. Mansion Area Goals

1. To preserve the character of the Mansion Area neighborhood...

The preservation and restoration of significant buildings ... as well as the preservation of the overall character of the Mansion Area, is the primary goal ...

4. To create an improved image and stronger sense of identity.

Neighborhood residents already feel a strong sense of identity but wish this image to extend throughout the community of Little Rock.

7. To create a mixture of uses throughout the neighborhood.

Providing convenient neighborhood services is vital for long term success of any community.

Staff believes the proposal meets some of these goals and does not meet others. Continued use of this building and reinvestment in the property meets these goals and helps create a mix of uses in the neighborhood. However, the concentration of short-term rentals within the block area, permitted or otherwise, should be a point of consideration as potential problems with more intensive uses may alter the character of the neighborhood. Any conditions placed on the property should minimize the impact on long term residents.

Neighborhood Reactions: At the time of distribution, there has been several neighborhood reactions (see pg. 56).

Mansion Area Recommendations: Mansion Area Advisory Committee met at their regular meeting on September 14th, 2023, and motioned to approve staff recommendations of denial. The motion passed with 6 yeas and 1 abstaining.

Staff Recommendation: Staff recommends denial of a Conditional Use Permit to operate a short-term rental based on exceeding the maximum number of guest rooms, and any potential impact on the neighborhood. However, because there are no set rule specific short-term rentals, every STR application should be considered by the Commission on a case-by-case basis. Additional conditions are as follows.

1. That all State and City codes be followed at all times;
2. That the property be maintained in a neat and safe condition at all times;

History of the actions by the Commission

In June 2018, Staff prepared a report on Short Term Rentals for the Commission to review.

In July 2018, Staff updated the report upon investigating lodging and tourism taxes and definitions.

In the August 2018 hearing, the Commission discussed the item and voted to initiate rulemaking 5 ayes, 1 no, and 4 absent.

Staff submitted this proposed language to the Governor's office on August 24, and the Governor's office advised staff to proceed with rulemaking on September 20. Proper procedures were followed in the process.

The item was presented to the Mansion and Capitol Area Advisory committees.

October 18, 2018, the Commission held a meeting with multiple persons speaking for and against the item.

On November 15, 2018, the item was deferred to the January 2019 meeting.

On January 17, 2019, the item was deferred to the February 2019 meeting.

In February 2019, it was deferred for six months.

In August 2019, several mansion area residents spoke against the item. The Commission voted 5 ayes, 1 no, and 4 absent to defer to the September 2019 meeting.

On September 19, 2019, the commission voted to not adopt the proposed rule for Short Term Rentals with a vote of 0 ayes, 8 noes, and 1 absent.

July 15, 2021, the Commission heard and discussed the QQA's proposal on STRs.

Some listed on the chart below are no longer valid because of the property being sold or have expired with no activity for one year after issuance.

YEAR	ADDRESS	Applicant	ZONE	OWNER OCC?	Units requested	Units approved
2-15-2018	705-707 Dennison	Jamie and Ruth Vasquez	B	No	3	3
5-16-2019	1800 S. Arch	Mark Brown	M	Yes	1	1
6-20-2019	1300 S. Broadway	Verona Swanigan	N	No	1	1
6-20-2019	2020 S. Broadway	Woodson Walker	N	No	1	1
9-19-2019	1500 S. Spring	Donna Skulman	M	Yes	1	1
10-17-2019	1601-1605 Center	Cassie Toro	M	No	3	0
2-20-2020	1712 S. Broadway	Reginald Hampton	N	No	4	4
5-21-2020	1719 S. Arch	Carl Menyhart	M	Yes	3	3
8-20-2020	108 S Pulaski	Carol Worley	B	No	1	1
10-15-2020	1424 S Main	Fourteen 24 on Main	O	No	16	8
12-17-2020	1605 S Scott	James and Erin Paul	N	No	1	1
12-17-2020	1214 W 6 th	Capitol View Apts.	A	No	5	0
1-21-2021	1807 S Louisiana	James Houchin	M	Yes	1	1
2-18-2021	1300 W 3 rd	Carl Worley	B	Yes	1	1
2-18-2021	1214 W 6 th	Capitol View Apts.	A	No	3	5
6-21-2021	112 & 114 S Pulaski	Jason Burk for Timothy and Susan Dudley	B	No	2	0
5-23-2022	523 W 15 th	Antonio Cuccinella	M	No	5	0
7-28-2022	2225 S Main	Tamara Thomas	N	Yes	1	1
9-15-2022	114 W 21 st	James Pendleton	M	No	1	1
11-17-2022	1801 S Gaines	Sammie/Harry Moore	M	No	1	1
2-16-2023	519 W 19 th	Gregory Eichelberger	M	No	1	0
3-16-2023	920 W 21 st	Danny R. Lewis	M	No	2	2



Proposed STR



Operating STRs
(Sept. 2023)



CAPITOL ZONING
DISTRICT COMMISSION

CAPITOL ZONING DISTRICT COMMISSION PERMIT APPLICATION FOR NEW USE

PROPERTY ADDRESS 1400 S. Arch St., Little Rock, Arkansas 72202

PROPERTY OWNER PJ Arch LLC

PERSON FILING APPLICATION Steven Pollack as Member of PJ Arch LLC
if other than owner, complete the Authorization of Representation statement provided.

APPLICANT PHONE (917) 974-9626 **EMAIL** pjarchllc@gmail.com

MAILING ADDRESS 30 N Gould St, Ste R, Sheridan, Wyoming 82801

APPLICANT SIGNATURE _____ **DATE** 8-7-23

Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED USE

This application is for opening a new business or to use the property for a different use.

Attach as many pages or supporting materials as necessary (see attached for more information). An application is not complete and will not be scheduled for Commission review until all applicable supporting materials have been submitted to staff. Electronic submittals (email, scanned documents, PDFs, digital images, etc.) are welcome. You may submit the application in person or by mail at 1100 North St., Little Rock, AR, or via email at capitol.zoning@arkansas.gov. Please call 501.324.9644 for assistance.

BUSINESS NAME N/A

BUSINESS OWNER N/A

TYPE OF BUSINESS (describe completely, use additional sheets if necessary):

See Annex A (attached)

SQUARE FOOTAGE OF BUSINESS N/A

PARKING SPACES AVAILABLE AT THIS LOCATION? Yes

IS THIS A HOME OCCUPATION? Y ☐ N ☒

If yes: EMPLOYEES ON SITE? Y ☐ N ☒ **NUMBER OF EMPLOYEES ON SITE** _____

STOCK ON SITE? Y ☐ N ☒

EQUIPMENT STORED OUTSIDE: Y ☐ N ☒



ANNEX A
Use Permit Application for PJ Arch LLC
1400 S. Arch St, Little Rock, Arkansas 72202

“Change is a sign of economic health and confidence in Little Rock’s future. It is an essential process in a vital community, representing the current phase of an evolution that has been continuing since the beginning of the city.” (Capitol Zoning District Commission Rules and Master Plan, rev. 2018 (“**Master Plan**”) at Section 3-101.)

I. BACKGROUND

A. Applicant PJ Arch LLC

PJ Arch LLC (“**PAL**”) is a multi-member limited liability company based out of Sheridan, Wyoming. It is the owner of 1400 S. Arch St., Little Rock, Arkansas 72202 (the “**Property**”). PAL identified Little Rock as a community with the potential for revitalization and growth, a rich and rewarding history, and a place worthy of significant investment. To that end, PAL hired a local realtor and purchased the Property, its first step to infusing funds into the local community. Then, it hired a local property manager, who lives minutes away from the Property, to manage and maintain the Property – another investment in the local community.

Based on feedback from local professionals, PAL determined that the Property, being positioned close to the entertainment district, would be well positioned to provide an affordable dwelling to large families traveling to the area. PAL has helped medium to large sized families who traveled to Little Rock for a variety of good reasons ranging from visiting a sick family member at one of the local hospitals, including the Arkansas Children’s Hospital, to attending the local Duck Hunter’s Expo. In each case, these families needed affordable dwelling space that could accommodate a multi-child household and grandparents. PAL was able to provide it. If not for PAL’s ability to host such guests, they may not have been able to visit Little Rock or attend the events they came to attend.

In short, PAL seeks the betterment of Little Rock and the Capitol Zoning District, and has invested significantly towards that goal.

B. Short Term Rentals Generally

Short-term rentals, defined as any residential dwelling used to host single-family guests for stays shorter than 30 days, are a class unto their own. While they have drawbacks if not properly managed, when managed properly they provide untold benefits to the community. This is especially true in a community with a rich culture and history, such as the area surrounding the

Governor's Mansion. The benefits of integrating short-term rentals into a community are numerous, and include:

1. **Economic Stimulus:** Short-term rentals can significantly boost local economies by injecting additional revenue streams. Tourists who stay in short-term rentals are more likely to spend money on dining, shopping, entertainment, and local attractions, contributing to the vitality of the community. This surge in spending directly benefits local businesses, creates job opportunities, and increases tax revenue for public services.
2. **Affordable Tourism:** Unlike traditional accommodations, short-term rentals offer tourists a budget-friendly alternative, making travel more accessible for a wider range of visitors. This affordability encourages a diverse group of travelers to explore the area, allowing the community to showcase its unique culture and attractions to a broader audience.
3. **Flexible Housing Options:** Short-term rentals provide a variety of housing options that cater to different traveler preferences. Families, solo travelers, and groups can find accommodations that suit their needs and preferences, fostering a welcoming environment that accommodates all types of visitors.
4. **Local Entrepreneurship:** Embracing short-term rentals can encourage local residents to become entrepreneurs by renting out their properties. This boosts income for homeowners, empowering them to invest in their properties and contribute to the overall aesthetic of the neighborhood.
5. **Cultural Exchange:** Short-term rentals facilitate cultural exchange between tourists and locals. Travelers get the chance to immerse themselves in the community, interact with residents, and experience the destination in a more authentic and intimate manner. This can foster mutual understanding and appreciation.
6. **Tourism Promotion:** Short-term rentals can become a marketing asset for the community, attracting visitors who may have never considered the area as a destination before. By highlighting unique selling points, attractions, and local experiences, the community can leverage short-term rentals as a tool to showcase its distinct identity.
7. **Infrastructure Development:** The increased demand generated by short-term rentals can incentivize local governments to invest in infrastructure improvements, such as

transportation, public spaces, and amenities. These upgrades benefit both residents and tourists alike, enhancing the overall quality of life in the community.

By embracing this evolving accommodation trend, communities can harness the economic potential, foster local entrepreneurship, and create a vibrant, welcoming atmosphere that benefits both residents and visitors. It's time to recognize short-term rentals as a valuable asset that contributes to the growth and vitality of modern communities.

C. Robust Short Term Rental Market in the Capitol Zoning District

Believe it or not, the Capitol Zoning District (the “**District**”) contains a robust short-term rental market. In fact, a search on Airbnb for short term rentals around the Capitol Zoning District Commission, at 1100 North Street, yields over 240 available rentals. (*See* Ex. A.) Indeed, within two blocks of the Property, there are 11 properties advertised for short term rental on Airbnb. (*See* Ex. B.) Importantly, the Property is the most expensive and well-maintained, and attracts the highest caliber of guests. (*See* Ex. C.) Moreover, right *behind* the Property is a Bed and Breakfast called Rosemont B&B cottages, owned and operated by Susan Maddox. (*See* Ex. D; <https://www.rosemontoflittlerock.com>.) That is not the only Bed and Breakfast in the area, there are many more. (*See, e.g.,* Ex. E.)

There is good reason for the abundance of rental options, they provide affordable and tailored opportunities to travelers in need. Demand is high.

D. PAL's Commitment to Community Safety, Security, and Serenity

PAL cannot attest to the commitment of the numerous other short term rental providers and Bed and Breakfasts seen throughout the District. But PAL can attest to its own commitment. PAL is steadfastly committed to maintaining peace, tranquility, and safety in the community surrounding the Property. To that end, it only uses online Platforms for attracting guests that vet its users for safety and have departments dedicated to ensuring that its users comply with local ordinances and respect the peace of local communities. PAL also retains a full time property manager, whose primary job is to vet guests before arrival. PAL's property manager communicates with each guest before they arrive, inquires into the reason for travel and expected use of the Property, and number and kind of expected guests.

E. Baseless Complaints Motivated by Competitive Animus

New entrants to any crowded market typically don't arrive to a warm apple pie welcome. It is no different for PAL. Within its first week of having guests at the Property, a competitor who feared PAL would steal its guests made a false and fraudulent report claiming a "party" was taking place that led to the listing for the Property being shut down. There was no party. In fact, the guests at the Property were a family in town for a funeral – the opposite of party time. After a full investigation by Airbnb, the report was found to be unsubstantiated and baseless. PAL's listing was reactivated. Other reports to the Capitol Zoning District have come in clusters, indicating a concerted effort by actors with questionable motives. Nevertheless, PAL is ready, willing, and able to address any substantiated concerns and to rectify any breaches of peace. PAL takes its role in the community seriously, and wishes only to offer its neighbors positivity and growth.

II. POINTS IN SUPPORT

A. Pertinent Laws

The Capitol Zoning District Commission (the "Commission") derives its authority from Arkansas Code Annotated § 22-3-303 *et seq.* The Arkansas legislature conferred broad "zoning authority" onto the Commission, which includes the ability to regulate: (1) Restrictions on the height, number of stories, and size of buildings; (2) Percentage of lots that may be occupied; (3) Use of structures and land; (4) Population density; (5) Amount of open space; (6) Parking areas; and (7) Restriction of noisy and polluting processes or those endangering the health and safety of the citizens of the zoning district. A.C.A. § 22-3-304. The Commission must draft and adopt a master plan document that is published for public review and comment. *See id.* at § 22-3-305. Prior to the adoption of any zoning rules and amendments, the Commission must "hold a public hearing thereon pursuant to the rules of the Arkansas Administrative Procedure Act, § 2515-201 *et seq.*" *Id.* at § 22-3-307(b). The Commission is authorized and "encouraged" to make its rules consistent with those of city, county, and other area planning agencies, including the City of Little Rock. *Id.* at § 22-3-308.

The Master Plan identifies the Property and its immediate surrounding as within the Governor's Mansion Area. (Master Plan, p.39.) "This zone, comprising most of the Governor's Mansion Area, allows for the continuation of traditional neighborhood residential development patterns. Single-family residences should be the predominant, though not the exclusive, land use

and building form in this zone.” (*Id.*, p.23.) Permitted uses are as follows: **Residential 1** is “[a]llowed by right,” **Residential 2** and **Civic 1-2** are “[a]llowed with Commission review (conditional uses),” and **Office 1-2, Commercial 1** (when located in a historic civic or commercial building) are “[a]llowed with Commission review (conditional uses).” (*Id.*, p.24.) The aforesaid bolded groups are considered “use groups” and are defined on pages 33-36 of the Master Plan. For purposes of this application, the only relevant use groups are Residential 1 and Residential 2.

Uses in the Residential 1 (One and Two Family) group “may have a maximum of one family per dwelling unit and two dwelling units per parcel,” consisting of a single family detached dwelling, a duplex; including detached or semi-detached duplex, and/or home occupation (max. 1 per dwelling unit). (*Id.*, p.33.) Uses in the Residential 2 (Multifamily) group “may have a maximum of one family per dwelling unit,” consisting of triplex, four-plex, five-plex, etc, apartment building, townhouse, apartment hotel, condominiums, home occupations (max. 1 per dwelling unit), and bed and breakfast house (max. of 5 guest rooms; exempt from 1 family/DU maximum). The use groups are described in the following snapshots:

U.4 RESIDENTIAL 1 (One and Two Family)

Uses in this group may have a maximum of one family per dwelling unit and two dwelling units per parcel.

- Single family detached dwelling
- Duplex; including detached or semi-detached duplex
- Home occupation (max. 1 per dwelling unit)

U.5 RESIDENTIAL 2 (Multifamily) *Uses in this group may have a maximum of one family per dwelling unit.*

- Triplex, four-plex, five-plex, etc
- Apartment building
- Townhouse
- Apartment hotel
- Condominiums
- Home occupations (max. 1 per dwelling unit)
- Bed and breakfast house (max. of 5 guest rooms; exempt from 1 family/DU maximum)

B. No Use Permit is Needed Under the Circumstances

Assuming for purposes of this application that the Commission has authority to regulate who, and under what conditions, people are permitted into someone's home, PAL's use of the Property is consistent with Residential-1 zoning and no permit is required. To be sure, at all times, PAL treats the Property as a single-family dwelling. The Master Plan, appropriately, does not contain restrictions on family size or composition. Nor does the Master Plan contain minimum residency requirements or length of stay mandates. Similarly, the Master Plan, also appropriately, does not restrict a family from having invitees, guests, or other non-trespassers on its property. Thus, as defined, a short term rental whereby a property owner invites guests into his home for a predetermined length of time is perfectly within the rubric of Residential 1.

To be sure, the Little Rock legislature has indicated that short term rentals do **not** fall within any category included in Residential 2. Indeed, where legislation identified "hotel, motel, house, cabin, bed and breakfast, campground, condominium, or apartment accommodations, or other similar rental accommodations for sleeping, meeting, or party or banquet use for profit in the city," the legislature found these categories did **not** include short term rentals. Therefore, a recent amendment specifically added "short term rental" to the list.¹ Under this new legislation, short term rentals will be subject to a 4% tax on gross receipts, which was never before assessed. the Little Rock legislature made an amendment to specifically include short term rentals to its required 4% tax.

C. If a Permit is Needed, One Should be Granted Without Delay

If the Commission disagrees with the above, PAL respectfully requests an appropriate permit for use of the Property as a short term rental. As mentioned *supra* at Section II(D), PAL is committed to security and peace in the community. It vets its guests more than most and is committed to operating in compliance with all laws and regulations, hence this application. PAL is willing to implement any additional guidelines, rules, or restrictions imposed on it in order to continue hosting guests.

Moreover, it would be unfair to deny PAL a permit to use its Property in the same manner as over 240 other property owners in the District. (See Ex. A.) Indeed, within two blocks of the Property, there are 11 properties being operated in the same exact manner, not including the

¹ See www.littlerock.gov/media/7163/august_working_draft_str_ordinance.pdf

numerous Bed and Breakfasts. To the extent there is some unique opposition to this application that has merit, PAL welcomes the opportunity to address and remediate any concerns.

III. CONCLUSION

PAL appreciates the Commission's consideration of this application. For all of the aforementioned reasons, PAL respectfully requests a use permit, to the extent one is required, to operate the Property as a short term rental. PAL respectfully requests expedient consideration of this request so that interruption to its guests and operations are kept to a minimum. Families, including the members of PAL, depend on the Commission's action on this application.

EXHIBIT A



Map area Any week Add guests

Airbnb your home

Your search

Rooms

National parks

Cabins

Countryside

Lakefront

Amazing views

Amazing pools

New

Tiny homes

Farms

Play

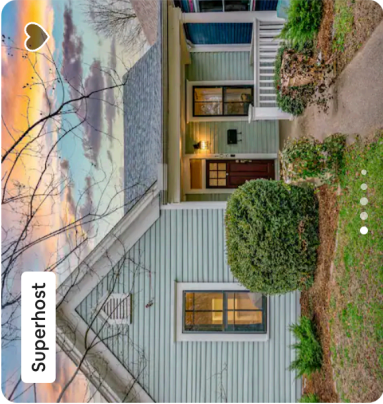
Vineyards

Camping

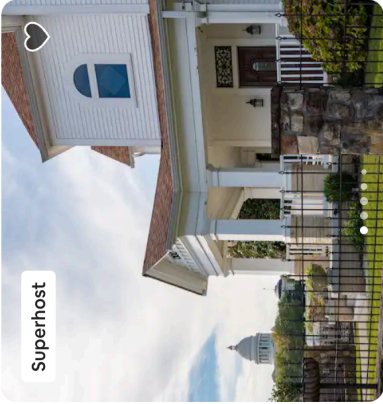
Trends

246 places

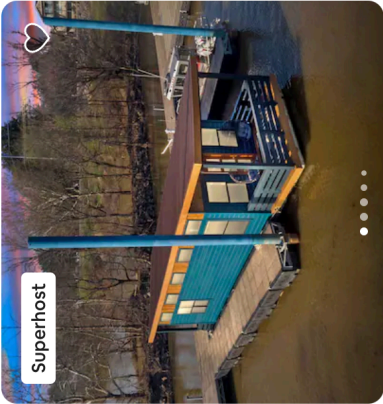
Display total price Includes all fees, before taxes



Home in Little Rock
Capitol View Bungalow - 3-Bedrooms
8 min walk
5 nights · Aug 13 – 18
\$987 total before taxes



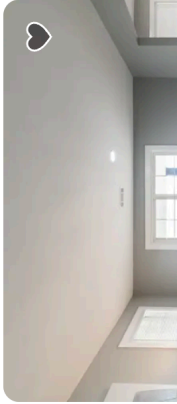
Home in Little Rock
The White House in Capitol View- 4-Bed,...
11 min walk
5 nights · Aug 14 – 19
\$2,961 total before taxes



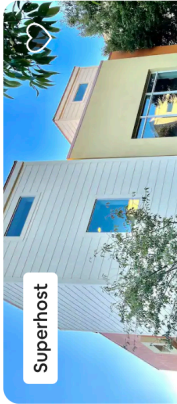
Boat in North Little Rock
Little House on the River
5 min drive
6 nights · Aug 14 – 20
\$1,227 total before taxes



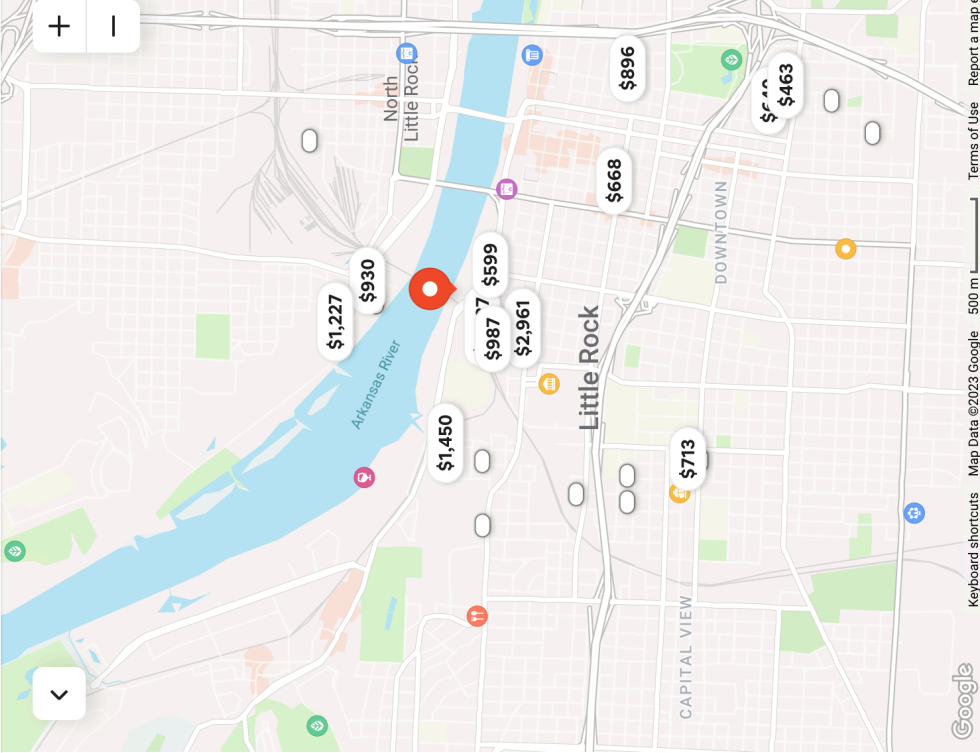
Superhost



Superhost



Superhost



https://www.airbnb.com

Keyboard shortcuts Map Data ©2023 Google 500 m Terms of Use Report a map error

EXHIBIT B



Map area Any week Add guests

Airbnb your home



Your search



Rooms



National parks



Cabins



Countryside



Lakefront



Amazing views



Amazing pools



New



Tiny homes



Farms



Play



Vineyards



Camping



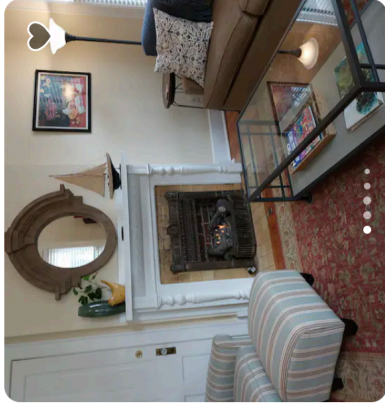
Trending



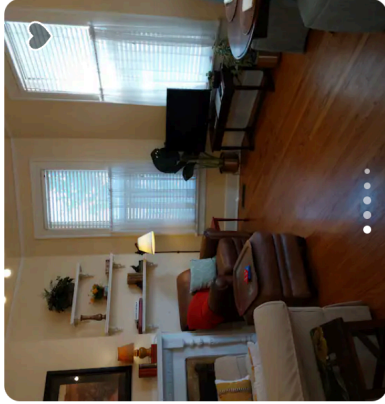
Filters

11 places

Display total price Includes all fees, before taxes



Home in Little Rock ★ New
Lovely cottage w/ private garden
3 min drive
7 nights · Aug 16 – 23
\$1,435 \$931 total before taxes



Home in Little Rock ★ New
Vintage style w/modern comforts
3 min drive
5 nights · Aug 16 – 21
\$679 total before taxes



Cottage in Little Rock ★ 4.82 (218)
Romantic Cabin with Balcony
3 min drive
6 nights · Aug 12 – 18
\$839 total before taxes

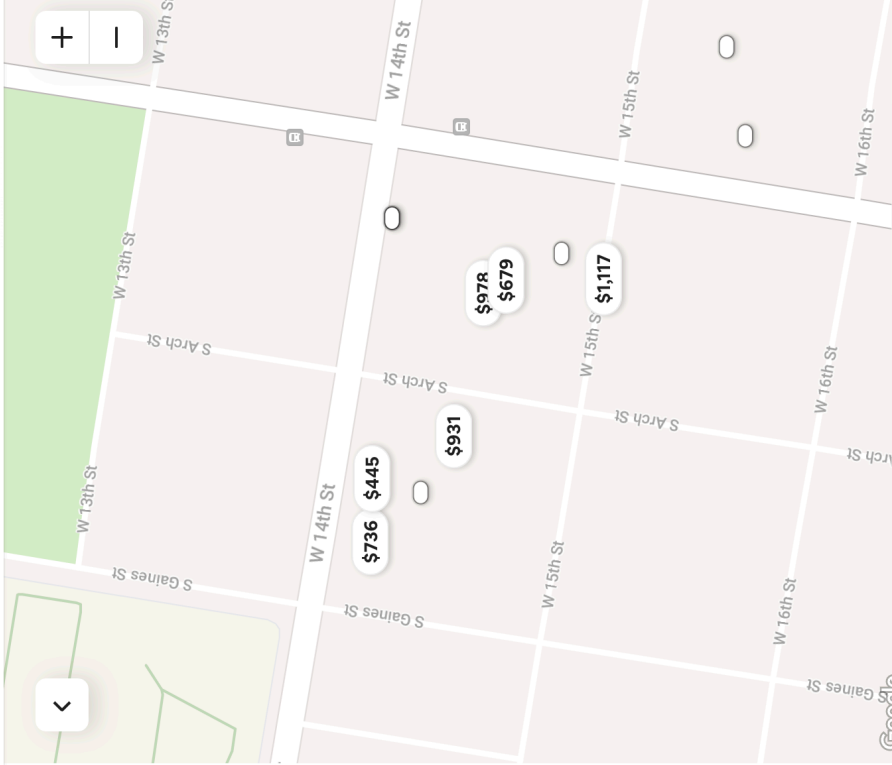
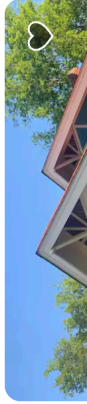
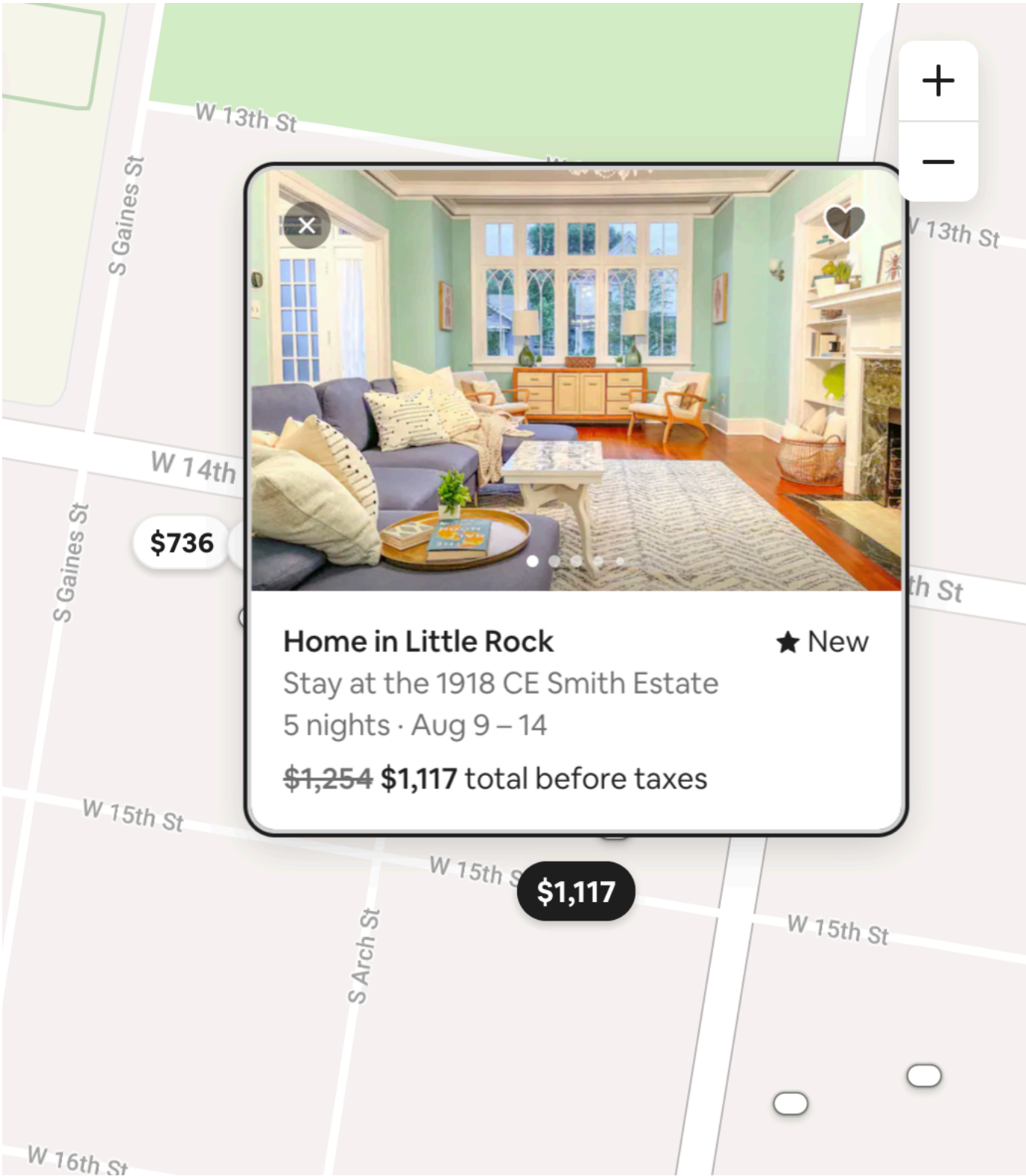


EXHIBIT C



Home in Little Rock

★ New

Stay at the 1918 CE Smith Estate
5 nights · Aug 9 – 14

~~\$1,254~~ **\$1,117** total before taxes

\$1,117

EXHIBIT D



(/)

CHECK AVAILABILITY
([HTTPS://RESNEXUS.COM/RESNEXUS/RESERVATIONS/BOOK/0E84CA4F-27CE-4315-8414-D2FC05009AAE](https://resnexus.com/resnexus/reservations/book/0E84CA4F-27CE-4315-8414-D2FC05009AAE))

Distinctly Unique Lodging Experiences!



Luxurious B&B Cottages Historic Downtown Little Rock

A New Kind of Lodging Experience

Private, upscale accommodations that are spacious with rarely found charm. Each with its own fenced garden, balcony or front porch. Complimentary in-cabin breakfast is just the beginning. Being a pet-friendly cottage B&B in Little Rock, AR is an important aspect of who we are. Also including jetted tubs for two, kitchens, fireplaces, and self-check-in/out are standard amenities for Rosemont. Enjoy quiet solitude in the heart of the city's fashionable Historic District within walking distance of restaurants, shops and entertainment. Check out our larger vacation-size cottage, our traditional B&B Somerset Suite and the Business Page for one-of-a-kind experiences.

WHAT SETS US APART FROM THE REST!





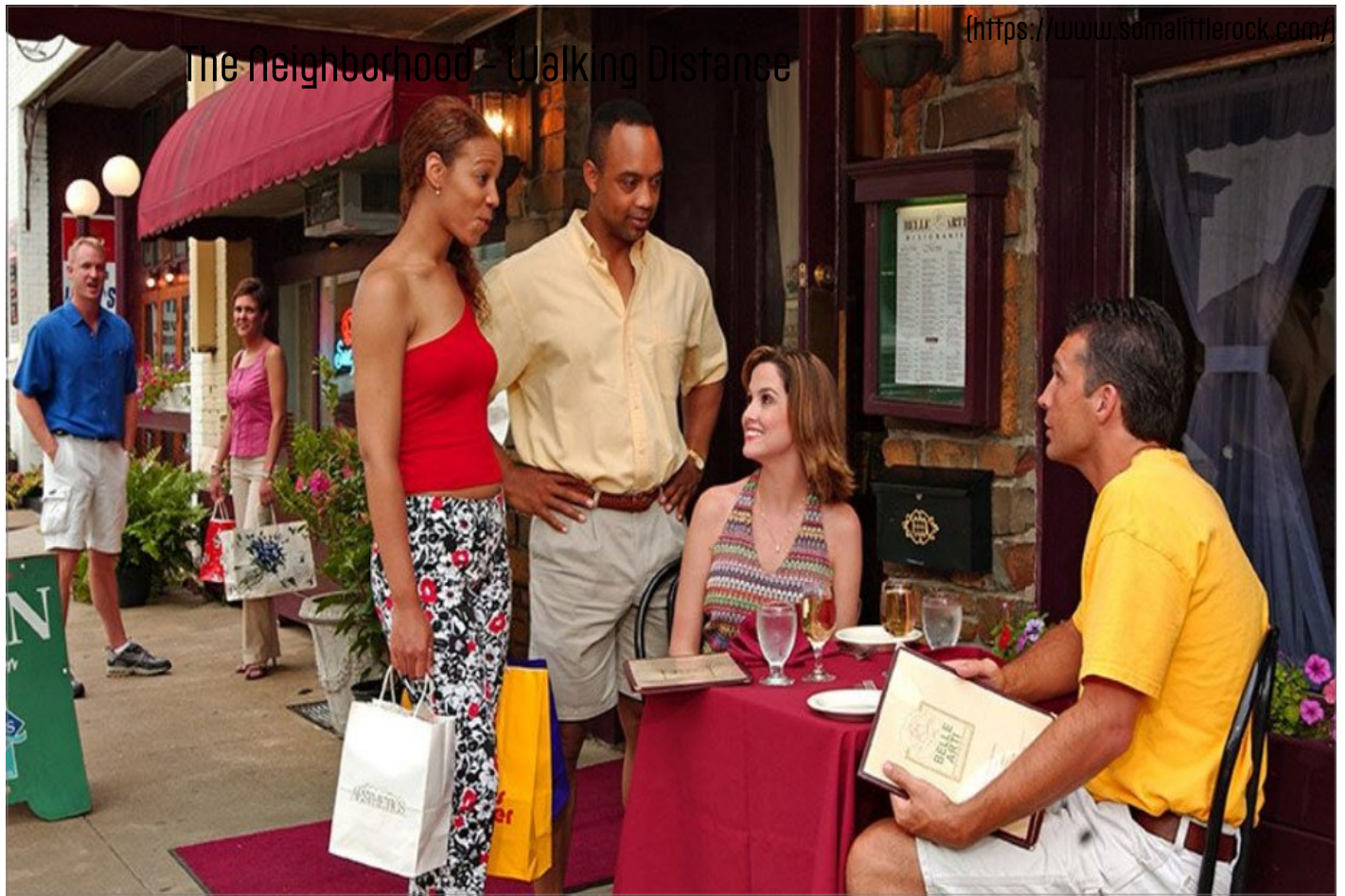


Complimentary Homemade Breakfast

(/breakfast-at-rosemont-cottages.htm)







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We are committed to making our website ADA-compliant.

WEBSITE ACCESSIBILITY (/ACCESSIBILITY-DETAILS.HTM)

Contact Information

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