

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Dworkin STR-2 PD-C, located at 4305 North Lookout Road (Z-8383-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant, Joel Dworkin, is appealing the Planning Commission’s recommendation of denial of the Dworkin STR-2 PD-C, located at 4305 North Lookout Road.</p> <p>None.</p> <p>Staff recommends denial of the PD-C rezoning request. The Planning Commission voted to recommend denial by a vote of 0 ayes, 9 nays and 2 absent.</p> <p>The applicant proposes to rezone 0.20-acre property located at 4305 North Lookout Road, from R-2, Single-Family 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, and the entire structure will be rented as one (1)-unit.</p> <p>The STR-2 has currently been in operation since November 2022. There have been two (2) Police Reports associated with the STR-2 property.</p>	

**BACKGROUND
CONTINUED**

The property is occupied by a 5,256 square-foot two (2)-story stone house. The Land Use Plan shows Residential Low Density (RL) for the requested area. The property is surrounded by R-2 Zoning.

The property is located in the Heights/Hillcrest Planning District, the Hillcrest Residents Association, the Save Hillcrest Neighborhood Association and the Hillcrest Design Overlay District.

Access is provided from a concrete driveway that extends from North Rose Street. The driveway and carports allow for up to six (6) cars for parking.

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.

Currently the City of Little Rock Department of Planning and Development has ninety-one (91) 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. Staff reports that there have been no approved STR applications located within ¼-mile of the application site.

The Planning Commission reviewed this request at their February 8, 2024, meeting and there were seven (7) objectors present. All owners of property located within 300 feet of the site, as well as 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.