

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 16, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled CozySpot Rentals Short-Term Rental PD-C, located at 319 North Summit Street (Z-9672).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant, Ashish Tikotekar, is appealing the Planning Commission’s recommendation of denial of the CozySpot Rentals Short-Term Rental PD-C, located at 319 North Summit Street.</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 denial by a vote of 4 ayes, 4 nays, 2 recusals (Brooks and McDonald) and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the 0.16-acre property located at 319 North Summit Street from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a short-term rental. The owner will not reside at the residence. The applicant notes the entire residence will be rented for a minimum of two (2) nights not to exceed a period of fourteen (14) days.</p> <p>Three (3) additional residential buildings similar in construction type and style are located adjacent to the proposed short-term rental to the south and one (1) to the north.</p>	

**BACKGROUND  
CONTINUED**

To the west are traditional wood-framed residential structures.

A severe slope exists in the rear of the property (east) which overlooks the Arkansas River and The Episcopal Collegiate School Campus along Cantrell Road.

Access to the property is provided from concrete driveway along North Summit Street. The applicant notes there is parking for two (2) vehicles in the driveway. Section 36-502 of the City's Zoning Ordinance requires one (1) parking space per dwelling unit. Staff believes the parking is sufficient for this use.

The applicant provided the following additional information:

1. No parties or large gatherings (there will be a Sound Monitor Alarm, Ring door bell-like camera to ensure compliance).
2. Since it is a three (3) bedroom home, a total of six (6) guest from the same family, such as kids, will be permitted to stay with the adults.
3. Compliance with all the "proposed City regulations" current and future.
4. Compliance with all the regulations on Airbnb and VRBO.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential zones).

The applicant is not proposing to install additional lighting at this time. Any site lighting shall be low-level and directed away from adjacent properties.

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.

The Planning Commission reviewed this request at their April 14, 2022, meeting and there was one (1) objector 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.