

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 19, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Baillie-Weinkopff Short-Form PRD, located at 205 Crystal Court. (Z-9444)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore 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 owners are requesting rezoning of the property from R-2, Single-Family District, to PRD, Planned Residential Development, to allow for the short-term rental of a detached cottage in the southeast corner of the backyard.</p> <p>None.</p> <p>Staff recommends denial of the PRD zoning. The Planning Commission voted 6 ayes, 1 nays, 3 absent and 1 open position to recommend approval.</p> <p>The current owners acquired the property two (2) years ago and decided to renovate the accessory dwelling, and they are now seeking to rent the accessory unit on a short-term basis. Single-family uses are predominant in the vicinity. Immediately to the south is a property with an approved detached accessory dwelling unit.</p> <p>The cottage is approximately 240 square-feet and was recently renovated with all required permits. The completed renovation has resulted in a farm-house studio space with a full bathroom and kitchenette.</p>	

**BACKGROUND
CONTINUED**

A short-term rental does not meet the zoning definition of a dwelling unit; therefore, the property must be rezoned.

Staff is concerned by the transient nature of a use more aligned to a lodging rather than the more consistent nature offered by a rental dwelling unit for long-term occupancy.

This may have a negative effect on the quiet enjoyment of the neighborhood by nearby property owners, such as with parking, as the proposed parking for the short-term rental would be on the street. Staff takes a conservative view on introducing uses that are more commercial in character, such as a short-term rental, into a predominantly residential neighborhood.

The Planning Commission reviewed this request at their August 29, 2019, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as the Hillcrest Residents Association and the Save Hillcrest Neighborhood Association, were notified of the public hearing.