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Quiroz, Sheila

From: Whitbey, Diane
Sent: Thursday, January 22, 2026 2:02 PM
To: CityClerkOffice
Cc: Fowler, Scott
Subject: FW: Subject: Council Mtg. Agenda Item - O-26-07

Will one of you print the message below and file as a communication for Monday?

See if you can print the letter bigger.

Thank you,

Diane

From: Fowler, Scott <SFowler@nlr.ar.gov>
Sent: Thursday, January 22, 2026 1:40 PM
To: Whitbey, Diane <DWhitbey@nlr.ar.gov>; Shinn, Talor <TShinn@nlr.ar.gov>
Cc: Chastain, Stacia <SChastain@nlr.ar.gov>; Insalaco III, Vincent <vinsalaco@nlr.ar.gov>
Subject: Fwd: Subject: Council Mtg. Agenda Item - O-26-07

Good Afternoon Clerk's Office Team,

I would like to request that the citizen letter below be included as correspondence for the next Council Meeting agenda.

Thank you both,
Scott
Sent from my iPhone

Begin forwarded message:

From: Nancy Bryan <donlbryan@sbcglobal.net>
Date: January 22, 2026 at 12:45:56 PM CST
To: "Insalaco III, Vincent" <vinsalaco@nlr.ar.gov>, "Fowler, Scott" <SFowler@nlr.ar.gov>
Subject: Subject: Council Mtg. Agenda Item - O-26-07

FILED 1:40 PM
BY Scott Fowler - Via email
DATE 1-22-26
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by SHF

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen,

Attached is a letter noting concerns from the designated NLR Lakewood residents regarding the request from another NLR resident in the Lakewood, Bunker Hill Community, to grant a special use to allow a Type 1 Short Term Rental in an R4 Zoning District located at 4200 Dunkeld Drive. While the five residents from which this letter has been drafted are requesting your assistance in supporting the denial of the request,

there are several other Lakewood residents which have or may come forward with the same or similar concerns.

Please review the accompanying letter. We are asking for your support with the denial of this special use grant, which is scheduled for review at the January 26, 2026, Council Meeting.

Thank you,

Don Bryan, et al.

January 20, 2026

To: Council Members: Vince Insalaco III and Scott Fowler

RE: O-26-07 Council Member Vince Insalaco III (for consideration only)

Granting a Special Use to allow a Type 1 Short Term Rental in an R4 Zoning District for property located at 4200 Dunkeld Drive

Please accept this written response regarding City Council's Agenda Item, O-26-07, requesting approval for a special use Type 1 Short Term Rental in an R4 Zoning District for the property located at 4200 Dunkeld Drive in North Little Rock (a.k.a. Bunker Hill Community).

We are 30+ year residents of the community in which this special use property consideration is located. We are requesting your support in denying this request for the 4200 Dunkeld Drive property use as a Type 1 STR. As families having grown up in the Lakewood community and specifically having lived at our homes on Dunkeld Drive for over 30 years as noted above, it concerns us deeply about the precedent this approval for rezoning may create for this community.

Having gained the knowledge that no other STR properties exist in this community, it would seem obvious that current residents have no desire for any similar rezoning option that would negatively impact their level of safety, security, property value, and community stability. To give any consideration for the approval of this STR request potentially brings a beginning to a major shift in this community's long-term, single-family-occupied residential properties.

We are aware of other residents on Dunkeld Drive, who bring the same long-term residential, single-family-occupied demographic and wish to see this STR request denied for several reasons: 1) an increase in street parking brings congested and unsafe conditions; 2) security risks increase as unknown parties enter the neighborhood, potentially bringing unacceptable behavioral and disruptive conditions to the area; 3) the most critical change is the degrading of property values, especially for many of the long-term property owners in this community; and 4) lastly, the stability of the community will be compromised.

It is our utmost desire that this request be denied. One resident's disregard for all other residents' interests in the community should not be allowed.

Thank you,

Tricia Bradford

Tricia Bradford, Long-term and Permanent Dunkeld Drive Resident

Don and Nancy Bryan, Long-term and Permanent 3800 Dunkeld Drive Residents

DB

Nancy Bryan

Gary and Luci Stephens, Long-term and Permanent 3804 Dunkeld Drive Residents

Gary

Luci Stephens

January 20, 2026

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