

Draft Minutes for the January 3rd, 2017 Planning Commission Regular Meeting

PZ-16-063: Public hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit to allow short term rental of residential structures in the “C-1” Local Business District, on a 0.186 acre tract out of Lots 53, 55 and 56, Block A, New City Block 5085, addressed at 160 W. North Street.

(Applicant: Amanda Ransom; Case Manager: H. Mullins)

Ms. Mullins presented the report indicating the applicant had revised their request by removing the request to rent the second story of the cottage separately. She concluded her presentation stating Staff recommended approval with only two units on the property and with the following conditions:

1. *Occupancy.* Occupancy of the existing house be limited to ten (10) adults as allowed by ordinance. Occupancy of the cottage will be limited to four (4) adults for a total of 14 adults on the property.
2. *Units.* The cottage may be rented in conjunction with the existing house, or as a separate unit, but the upstairs may not be rented separately from the downstairs as it is not a separate dwelling unit.
3. *Parking.* Provide a minimum of six (6) and maximum of seven (7) off-street parking spaces. The two new parking spaces on North Street be paved with concrete or asphalt, with a concrete approach. If crushed granite is approved, the driveway approach must be constructed of concrete per City standards for residential driveways.
4. *Signage.* Total signage for the property will be limited to one attached sign as depicted in Attachment 2.
5. All exterior lighting, including the sign lighting, will conform to Section 5.3-3 of the Zoning Ordinance and meet the definition of “fully shielded.”
6. No building additions, other than those shown on the approved site plan, and no changes to the approved site plan unless the Special Use Permit is amended through the rezoning process.
7. All supplemental standards for short term rentals in Section 5.17 that were not specifically altered by the Special Use Permit will be observed, including obtaining a Short Term Rental Permit prior to operation.

Chair Elrod opened the public hearing and asked if anyone would like to speak in favor of the SUP.

Amanda Ransom, 652 Lakeside Pass, gave a presentation on her vision for the property.

Amber Reidel, 704 McGar Street, said that she was excited for the project to come to fruition.

Chair Elrod invited anyone opposed to the SUP to speak.

No one spoke.

Motion by Commissioner Bearden, seconded by Commissioner Laskowski, to close the public hearing. The motion carried. (9-0-0)

Motion by Commissioner Hoyt, seconded by Commissioner Nolte, to recommend approval with Staff recommendations regarding a requested rezoning to apply a Special Use Permit to allow short term rental of residential structures in the “C-1” Local Business District, on a 0.186 acre tract out of Lots 53, 55 and 56, Block A, New City Block 5085, addressed at 160 W. North Street. The motion carried. (9-0-0)