

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

PZ-16-061: 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-2” General Business District, on a 0.717 acre tract out of Lots 32-35, New City Block 2016, addressed at 468, 476 and 486 N. Market Avenue.

(Applicant: Travis Batey; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report with the Staff recommendation of approval and the following conditions:

1. The property will be replatted, combining the two tracts of land into one platted lot prior to the issuance of a certificate of occupancy.
2. The property will be developed in accordance with the approved site plan prior to the issuance of a certificate of occupancy.
3. Residential buffer trees are not required to be planted along the common property line where the access driveway is located on the subject property to maintain adequate fire department access. Otherwise, all residential buffer requirements for shade trees (Section 5.3-7) and fences and walls will comply with Section 5.3-2.
4. All supplemental standards for short term rentals in Section 5.17 will be observed, including obtaining the administrative Short Term Rental Permit prior to operation.
5. Signage on the property is limited to a freestanding monument sign or a low profile pole sign as regulated in Chapter 106, Sign Ordinance.
6. *Occupancy.* The maximum number of persons allowed to reside in the Short Term Rental is two (2) adults per Sleeping Area: Maximum of 26 adults.
7. *Parking.* Provide thirteen (13) paved off-street parking spaces.
8. No building additions may be constructed, other than those shown on the approved site plan, and no changes may be made to the approved site plan unless the Special Use Permit is amended through the rezoning process.

Chair Elrod opened the public hearing and invited anyone in favor of the SUP to speak.

No one spoke.

Chair Elrod invited anyone opposed to the SUP to speak.

No one spoke.

Motion by Vice Chair Edwards, seconded by Commissioner Sonier, to close the public hearing. The motion carried. (9-0-0)

Motion by Vice Chair Edwards, seconded by Commissioner Sonier, to recommend approval the requested rezoning to apply a Special Use Permit to allow short term rental of residential structures in the “C-2” General Business District, on a 0.717 acre tract out of Lots 32-35, New City Block 2016, addressed at 468, 476 and 486 N. Market Avenue with Staff recommendations. The motion carried (9-0-0).