

Draft Minutes for the May 1, 2018 Planning Commission Regular Meeting

PZ-18-008: Public hearing and recommendation to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow the short term rental of a single-family residence in the "C-2" Central Business District, addressed at 657 South Castell Avenue.

(Applicant: Kydell; Case Manager: M. Greene)

Mr. Greene presented the Staff report and recommended approval, with the following requirements:

1. The existing residential appearance of the building must be maintained.
2. The SUP will be in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Chair Edwards asked if anyone wished to speak in favor.

Tracie Wright-Reneau, 309 Elmwood, wished to speak in favor. She stated she intended to operate short-term rentals adjacent to the subject property in the future.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Hoyt, to close the public hearing. The motion carried (7-0-0).

Commissioner Laskowski reiterated he believes a minimum number of bathrooms should be required based on short-term rental occupancy.

Commissioner Hoyt inquired if the allowance of short-term rentals in the area is consistent with the proposed South Castell project and if the short term rental of the house could be viewed as a means of maintaining the structure and neighborhood integrity as the neighborhood redevelops.

Discussion followed regarding the South Castell Avenue project.

Mrs. Snell stated Staff believes the allowance of short-term rentals is a reasonable transition use for South Castell Avenue.

Motion by Commissioner Hoyt, seconded by Commissioner Bowers, to recommend approval to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow the short term rental of a single-family residence in the "C-2" Central Business District, addressed at 657 South Castell Avenue, with Staff recommendations. Motion carried (7-0-0).