

Draft Minutes for the December 4, 2018 Planning Commission Regular Meeting

PZ-18-042 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the "C-3" Commercial District at 1464 Hillview Avenue.

(Applicant Zu Hause LLC; Case Manager: M. Greene)

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

1. The applicant will complete construction of the proposed paved driveway addition on Hillview Avenue.
2. The residential character of the property must be maintained.
3. 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.

Vice Chair Reaves inquired if the whole driveway would be paved.

Mr. Greene clarified and stated the applicant was available to answer any questions.

Vice Chair Reaves asked if anyone wished to speak in favor.

Tracey Fore, 25 La Mesa Drive, stated she was the applicant. She stated the existing driveway and future expansion will be paved.

Robert Hudson, 3321 W. Manor, represented as property number 12 on the notice of public hearing, wished to speak in favor. He stated he owner two properties in the area and was previously granted a Special Use Permit for short term rentals at his property. He stated the use fits well with the surrounding uses and will increase the neighborhood's value.

Vice Chair Reaves asked if anyone wished to speak in opposition.

No one spoke.

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

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the "C-3" Commercial District at 1464 Hillview Avenue, with Staff recommendations. Motion carried (7-0-0).