

MEETING DATE: March 23, 2021

STAFF: Brian L. Harker, Planner

PROJECT NAME: Mom's Place – Short-Term Rental

CASE NUMBER/REQUEST: Case 21-400-03 – Short-Term Rental Permit – 1722 E. Morgan Road – John & Cindy Choplin request approval of a Short-Term Rental

APPLICANT: J&I Enterprises

OWNERS AND PROPERTY MANAGERS: John & Cindy Choplin

PROPOSED BUSINESS: Short-Term Rental

PROPERTY ADDRESS/LOCATION: 1722 E. Morgan Road

SURROUNDING ZONING/LAND USE:

N/S/E/W: R-6...single-family residences

THROUGHFARE PLAN: Morgan Road is a local street

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on February 25, 2021
- A notification sign was posted on the property on March 4, 2021

FURTHER ACTION:

Unless a valid protest petition is submitted or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends approval of the Short-Term Rental, subject to the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
3. The house will accommodate just 6 adult guests.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

John and Cindy Choplin intend to operate a short-term rental at their property located at 1722 E. Morgan Road.

The applicants will advertise their property with AirBnB.

BACKGROUND:**How owner plans to limit the number of guests for each stay:**

The applicant's letter indicates that, "Mom's Place will consist of the main floor which is three (3) bedrooms, one (1) and a half (½) bathrooms, total occupancy will be six and a total square footage of one thousand, two hundred thirty two (1,232) square feet." While the Code allows for up to eight (8) adults and ten (10) persons total; however, conditions placed on the application will set a maximum limit of six (6) adults given the number of bedrooms. This will be indicated on the AirBnB web site.

How owner will handle parking if more than one vehicle arrives per bedroom:

The two-car garage and driveway can accommodate up to seven (7) cars. Further, street parking is legal, but should not be necessary. The lower garage will not be accessible for guests.

How owner plans to address loud/unruly guests or complaints from neighbors:

The applicants state that, "in the unlikely event of a loud or unruly guest, we will issue one warning after that they will be asked to leave. We will have outside cameras to monitor how many people and vehicles come and go from the rental. Again, one warning and out." Lastly, if the applicants are unable to resolve the issue with their guests, the applicants can contact the police department.

The site has been inspected and approved by the City's Fire Department and the Building Inspections Division of Community Development. The applicants state they will provide the required safety items outlined in Section 14-420-5A of the UDO.

The applicants indicate trash collection for the property will be provided by Ted's Trash Service.

It should be noted, if the property's use as a short-term rental does not work out, the applicants might convert the property into a standard, long-term rental as already permitted by Code.

EXHIBITS

1. Applicant's Letter
2. Site plan/aerial photograph
3. Short-Term Rental Inspection