

MEETING DATE: April 13, 2021

STAFF: Brian L. Harker, Planner

PROJECT NAME: M&M Property Pros, LLC – Short-Term Rental

CASE NUMBER/REQUEST: Case 21-400-04 – Short-Term Rental Permit – 16609 E. 35th Terrace S. – Michael Belman requests approval of a Short-Term Rental

APPLICANT AND PROPERTY MANAGER: Michael Belman - M&M Property Pro, LLC

OWNER: Dennis Vu – V Assests, LLC

PROPOSED BUSINESS: Short-Term Rental

PROPERTY ADDRESS/LOCATION: 16609 E. 35th Terrace S.

SURROUNDING ZONING/LAND USE:

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

THROUGHFARE PLAN: E. 35th Terrace S. is a local street

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on March 26, 2021
- A notification sign was posted on the property on March 26, 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 shall accommodate no more than six (6) adult guests, ten (10) people total.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Michael Belman intends to operate a Short-Term Rental at their property located at 16609 E. 35th Terrace S.

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 states, "Before accepting the rental request, we will review their profile on Airbnb and we only rent the house to highly-rated guests. We require all renters 18-years or older to apply with principal renters. We require the renter to specify the total number of guests."

The 1,471-square foot house has three (3) bedrooms. While the Code allows for up to eight (8) adults and ten (10) persons total; 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 four (4) cars. The applicant states, "We only have 3 bedrooms. We plan to rent the house to out-of-state guests and will check with them about the number of cars...If the numbers of cars are more than 4, we will decline the rental request."

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

The applicant states 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 applicant is unable to resolve the issue with his guests, the applicant 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 applicant states he will provide the required safety items outlined in Section 14-420-5A of the UDO.

The applicant indicates trash collection for the property will be provided by Ted's Trash Service every Friday.

It should be noted, if the property's use as a Short-Term Rental does not work out, the applicant could convert the property into a standard, long-term rental as already permitted by Code.

EXHIBITS

1. Applicant's Letter
2. Site plan/floor plan
3. Mailing affidavit
4. Short-Term Rental Inspection
5. Aerial map