

MEETING DATE: July 27, 2021

STAFF: Brian L. Harker, Planner

PROJECT NAME: LC Investments – Short-Term Rental

CASE NUMBER/REQUEST: Case #21-400-06 – Short-Term Rental Permit – 1614 W. Short Avenue – Joseph & Julie Lopez request approval of a Short-Term Rental

APPLICANT AND OWNERS: Joseph & Julie Lopez

PROPERTY MANAGER: Rebecca Banks, Local Hospitality Specialist

PROPOSED BUSINESS: Short-Term Rental

PROPERTY ADDRESS/LOCATION: 1614 W. Short Avenue

SURROUNDING ZONING/LAND USE:

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

THROUGHFARE PLAN: W. Short Avenue is a local street

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on July 6, 2021
- A notification sign was posted on the property on July 6, 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 may accommodate just 6 adult guests (10 guests total including children).
4. No customers will stay at the home when occupied by the property owners.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Joseph and Julie Lopez intend to operate a short-term rental at their property located at 1614 W. Short Avenue.

The applicants will advertise their property with AirBnB and VRBO.

BACKGROUND:

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

The applicant's letter indicates that their 1,400-square foot, short-term rental will contain two bedrooms (one upstairs and one downstairs), each with queen-sized bed, and a loft area with four to six twin beds. The Code allows for up to six adults and ten persons total (not the 12 indicated in the applicants' letter). This will be indicated on the AirBnB and VRBO web sites.

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

There is a long, paved driveway with two off-street parking spots in the back, but if additional cars arrive, they may be parked in the driveway. Further, street parking is legal, but should not be necessary.

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

The local hospitality specialist will deal with problems that may occur. She will screen guests before they arrive and only those with good track records will be allowed. If problems with unruly guests do occur, she will ask them to be more considerate or they will be asked to leave. The applicants will have an outside camera to monitor people and vehicles as they come and go from the rental unit. 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 Deffenbaugh.

EXHIBITS

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