

**MEETING DATE:** November 16, 2021

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Independence Short-Term Rental

**CASE NUMBER/REQUEST:** Case 21-400-13 – Short-Term Rental – 1511 S. Scott Avenue – Tim Blackwell requests approval to run a Short-Term Rental

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**PROPERTY ADDRESS/LOCATION:** 1511 S. Scott Avenue

**APPLICANTS/OWNER:** Tim Blackwell

**APPLICANTS/OWNER'S ADDRESS:** 1511 S. Scott Avenue

**PROPERTY ZONING:** R-12 (Two-Family Residential)

**SURROUNDING ZONING/LAND USE:**

**North:** R-12 (Two-Family Residential)...single-family home

**South:** R-12 (Two-Family Residential)...single-family home

**East:** R-12 (Two-Family Residential)...single-family home

**West:** R-12 (Two-Family Residential)...undeveloped tract

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed October 27, 2021
- Notification signs were posted on the property on October 27, 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 **DOES NOT** recommend approval of this Home Business. The applicant objects to requirements that the existing gravel driveway be paved and that there be a nearby off-site property manager when the applicant is out of town.

If the Planning Commission decides to approve this application, it should be with 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 maximum occupancy of the premises is limited to 2 adults (4 total).
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4. The applicant shall pave the existing gravel driveway.
5. The applicant cannot stay in their home while it is used as a Short-Term rental.
6. The applicant shall provide an off-site property manager when out of town.
7. The owner of the rental will provide means to address immediate emergencies and disturbances on the property.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

### PROJECT DESCRIPTION:

Tim Blackwell requests approval to operate a Short-Term Rental.

<b>Current Use:</b>	Single-Family residence	<b>Proposed Use:</b>	Short-Term Rental
<b>Square Footage:</b>	877-square feet		

## ANALYSIS

### BACKGROUND:

The proposed rental property contains an 877-square foot home. It is a small bungalow, sited on a narrow lot, and has a small patio and a partially fenced rear yard. The property will continue to be the home of the applicant, but on weekends and holidays it will be available for rent. This business will be advertised on the Airbnb web site.

Number of Guests - The applicant's letter indicates that the home contains two bedrooms. However, at this time, only one bedroom for two adult guests will be made available.

Parking – There is room to park three vehicles in the driveway and one on the street. However, the existing gravel driveway will have to be repaved.

Loud/Unruly Guests/Complaints – Airbnb guests are vetted and the owner has the right to deny a stay for any reason. The owner will report information to be added to the guest's profile. The owner will post house rules prohibiting loud parties. Further, the owner should provide neighbors with contact numbers in case of any disturbances on the property or provide other means to address immediate emergencies and disturbances.

The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection. According to City records there are no other Short-Term rentals on this block, and it is in compliance with the density limitations of the UDO. Trash from the property will be collected by Ted's Trash Service.

### EXHIBITS

1. Application/Applicant Letter with Aerial
2. Notification Letter
3. Affidavit
4. Property owner notification letter/List
5. Nearest Short Term Rental Map
6. Comp Plan Map
7. Zoning Map
8. Fire Department Inspection