

**MEETING DATE:** March 8, 2022

**STAFF:** Brian Harker, Planner

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

**CASE NUMBER/REQUEST:** Case 21-400-02 – Short-Term Rental – 1330 S. Windsor Street – Richard Wiseman requests approval to run a Short-Term Rental

**PROPERTY ADDRESS/LOCATION:** 1330 S. Windsor Street

**APPLICANT/OWNER:** Richard Wiseman

**APPLICANT/OWNER'S ADDRESS:** 1104 N. Davis Road

**PROPERTY MANAGER:** Cara Cotter

**PROPERTY MANAGER ADDRESS:** 1104 N. Davis Road

**PROPERTY ZONING:** R-6 (Single-Family Residential)

**SURROUNDING ZONING/LAND USE:**

**North:** R-6 (Single-Family Residential)...single-family home

**South:** R-6 (Single-Family Residential)...single-family home

**East:** R-6 (Single-Family Residential)...Santa Fe Trail Elementary school

**West:** R-18/PUD (Moderate Family Residential/Planned Unit Development)...duplex development

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed February 16, 2022
- Notification signs were posted on the property on February 18, 2022

**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 this Short Term Rental 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 6 adults (10 total).
4. The owner of the rental will provide means to address immediate emergencies and disturbances on the property.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

### PROJECT DESCRIPTION:

Richard Wiseman requests approval to operate a Short-Term Rental.

|                     |                         |                      |                   |
|---------------------|-------------------------|----------------------|-------------------|
| <b>Current Use:</b> | Single-Family residence | <b>Proposed Use:</b> | Short-Term Rental |
| <b>Acreage:</b>     | 0.284-acres             |                      |                   |

## ANALYSIS

### BACKGROUND:

The proposed rental property contains a 1,545-square foot home. It is ranch style home with a large, semi-screened deck and a large accessory garage. This business will be advertised on the AirBnB and VRBO web sites.

Number of Guests - The applicant's letter indicates that the home contains three bedrooms and one bathroom. The letter states that the home could be occupied by 12 people. However, the UDO limits guests to no more than two adults per bedroom (6-adult guests) and 10-guests total.

Parking – There is room to park more vehicles in the driveway than just the four stated by the applicant. At least three vehicles could also park on the street.

Loud/Unruly Guests/Complaints/Security – AirBnB and VRBO guests are vetted and the owner has the right to deny a stay for any reason. All guest names and ages will be on the rental agreement and there will deposit in place. There will also be security cameras installed throughout the property and a relationship with the neighbors will be formed and ongoing. Neighbors will have access to the owner/property manager if disturbance issues and extra guests should arrive.

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. The renters will take the trash out on the day trash is picked up. If no one is renting on those days, the property manager will be there to remove the trash.

### EXHIBITS

1. Application Letter
2. Application
3. Notification Letter
4. Affidavit
5. Addresses
6. Site Plan Location Map
7. Nearest STR Map
8. Fire Department Inspection