
MEETING DATE: November 15, 2022 **STAFF:** Stuart Borders, Senior Planner

PROJECT NAME: N. Spring Street Short-Term Rental

CASE NUMBER/REQUEST: **Case 22-400-12 – Short-Term Rental – 424 N. Spring Street** – A request by SBD Housing Solutions for a Short-Term Rental

PROPERTY ADDRESS: 424 N. Spring Street

APPLICANT/OWNER: Marck Lautour, SBD Housing Solutions

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

SURROUNDING ZONING/LAND USE:

- N/S/W:** R-6; Single family homes
- East:** C-2 (General Commercial); Multi-family buildings

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 27, 2022
- Notification signs were posted on the property, October 27, 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 these Short-Term Rentals with the following conditions:

1. The Short-Term Rentals 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 the Short-Term Rental Section of the UDO.
3. The maximum occupancy of the premises shall be limited to eight.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:
Marck Lautour, SBD Housing Solutions (SBD) seeks approval of home business permit to operate a Short-Term Rental at 424 N. Spring Street.

Current Zoning: R-6 (Single Family Residential) **Current Use:** Single-family home

Former Zoning July 2009 – Present R-6 (Single

Family Residential)
January 2002 – July 2009 R-1b
(Single Family Residential)
November 1965 – January 2002
– R-4 (High Density Residential)

ANALYSIS

PROPERTY HISTORY AND PHYSICAL CHARACTERISTICS:

The 2,351-square foot multi-story house has four bedrooms for an occupancy of eight people. It's a white, two-story house that was constructed in 1902, according to Jackson County records. It shares a driveway to the rear of the property with the adjoining lot to the south.

SBD is partnering with Evolve Vacation Rental Management company for marketing and support services including 24-hour assistance and monitoring of the property. Evolve will list the site on AirBNB, VRBO, Booking.com, and other similar platforms. As there are no other Short-Term rentals in this immediate area, this application follows the density limitations of the City Code.

CHARACTERISTICS OF THE AREA:

This is an older, historic primarily residential area of the City with parts being in the National Historic Register (including this site), but not the local historic register, featuring many larger, older homes. Over the years some of the homes have been converted into multi-family homes, offices, while others retained their original single-family use. This property, along with others on Farmer, Spring, and Pleasant were rezoned from multi-family back to single family use 20 years ago.

PARKING:

The property shares a joint driveway with the adjoining property to south (420 N. Spring) and west (415 W. Farmer). The drive extends from Spring Street to an open parking area behind 420. According to the applicant, there are two parking spaces behind 424 and a section of Farmer Street for on-street parking for at least two vehicles.

UNRULY GUESTS/SECURITY:

Evolve will provide 24-hour monitoring of the property and contact the local owners (SBD) to respond to any emergency. All rental agreements set out the house rules including: no parties/gatherings; be kind to the neighbors; observe quiet times of 10:00pm to 7:00am; don't block the common driveway or parking spaces. Violations of these rules could result in eviction and possible fine.

TRASH REMOVAL:

Trash pick-up will be provided via AAA Disposal Service.

INSPECTIONS:

The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Safety Inspection.

EXHIBITS

1. Applicant's letter
2. Application
3. Notification letter
4. Address list
5. Mailing affidavit

6. Photo of house front
7. Aerial photo of site
8. Nearest short term rental map
9. Fire Department inspection