

MEETING DATE: November 15, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: S. Arlington Avenue Short-Term Rental

CASE NUMBER/REQUEST: **Case 22-400-13 – Short-Term Rental – 3421 S. Arlington Avenue** – A request by Lindsey Martin for a Short-Term Rental

PROPERTY ADDRESS: 3421 S. Arlington Avenue

APPLICANT/OWNER: Garry Martin II, Lindsey Martin

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

SURROUNDING ZONING/LAND USE:

N/E/W: R-6; Single family homes

S: R-6, R-18/PUD (Medium Density Residential/Planned Unit Development); Single family homes, vacant property

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 27, 2022
- Notification sign was posted on the property, October 28, 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 resolve any pending current safety issues noted in the attached Fire Inspection 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 six.
 4. The section of driveway between the street pavement and the concrete portion of the driveway must be also paved with an all-weather surface (concrete, asphalt). This must be completed before the approval of the business license.
 5. The noise monitoring system shall be installed and activated prior to approval of their business license.
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PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Lindsey Martin, Marlin United, LLC, seeks approval of home business permit to operate a Short-Term Rental at 3421 S. Arlington Avenue.

Current Zoning:	R-6 (Single-Family Residential)	Current Use:	Single-family home
Former Zoning	Prior to 2009 – R-1b (Single Family Residential) Prior to 1980 – R-1 (Single Family Residential)		

ANALYSIS

PROPERTY HISTORY AND PHYSICAL CHARACTERISTICS:

The applicant's property contains a 1,250-square foot dark grey sided house with three bedrooms for an occupancy of six people.

The single wide+ driveway on the north side of the lot extends from the house to about ten feet short of the street before turning into gravel. Up to three cars can park off-street on the lot; two additional cars can park on the street.

CHARACTERISTICS OF THE AREA:

The surrounding, single-family neighborhood is dominated by small homes sited on streets without curbs, gutters, or sidewalks. Most of the area houses are post-World War II ranches on tree shaded lots. There are two short term rental properties in the area: across the street at 3428 S. Arlington Avenue (approved 9/19) and another to the west at 3419 S. Denton Road (approved 4/22).

UNRULY GUESTS/SECURITY:

The property will be listed on the AirBNB and VRBO sites. The property will be managed by Real BNB, a company based in Kansas City, and it will be responsible for most of the business operations including screening customers and coordinating bookings. For security, the property will utilize noise monitoring hardware and external cameras with Real BNB addressing any guest issues.

NOISE MONITORING:

The applicant intends to install a noise monitoring system to ensure that reasonable noise levels are not exceeded. Tenants will be contacted by phone with a verbal warning. If no correction is made the property manager will visit the property to resolve noise issue or to cancel the booking and evict the guests.

TRASH REMOVAL:

Trash pick-up is already established weekly pick up via Ted's Trash Service.

INSPECTIONS:

The recent Initial Short-Term Rental Safety Inspection detected a couple of minor issues that needed correction before being passed and the business license be approved.

EXHIBITS

1. Applicant's letter
2. Application
3. Notification letter
4. Addressing list

5. Mailing affidavit
6. Aerial photo of the site
7. Nearest short term rental map
8. Fire Department inspection