

**MEETING DATE:** April 25, 2023

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Electro-Lights Oasis

**CASE NUMBER/REQUEST:** Case 23-400-06 – Short-Term Rental – 646 S. Lake Drive – A request by Jacob Chancellor and Luke Wendt for a Short-Term Rental.

**PROPERTY ADDRESS:** 646 S. Lake Drive

**APPLICANTS/OWNERS/PROPERTY MANAGERS:** Jacob Chancellor and Luke Wendt  
Chancellor and Wendt, LLC

**PROPERTY MANAGER ADDRESS:** 400 W. Southside Boulevard

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

**SURROUNDING ZONINGS/LAND USES:**

**N/S/E:** R-12...single-family residences

**West:** R-12...parking lot

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed April 5, 2023
- Notification signs were posted on the property April 7, 2023

**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 shall be limited to six adults (ten total persons).
4. Pave the pull-off area in front of the house.
5. A noise monitoring system shall be installed in a central part of the house and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

Jacob Chancellor and Luke Wendt seek approval of home business permit to operate a Short-Term Rental at 646 S. Lake Drive.

**Current Zoning:** R-12 (Two-Family Residential)

**Current Use:** Single-Family Residential

**Proposed Use:** Short-Term Rental

**Former Zoning:** Prior to July 2009 – R-2 (Two-Family Residential)

**ANALYSIS****PROPERTY HISTORY:**

The Electro-Lights Oasis, located at 646 S. Lake Drive, was constructed as a single-family home decades ago and continues to be a single-family residence in use and design.

**PHYSICAL CHARACTERISTICS OF PROPERTY AND PROPOSAL:**

The 1,884-square foot, tan, two-story single-family residence is sited on a 0.143-acre lot. The house has three bedrooms. There is a master bedroom with a bathroom on the first floor. The two other bedrooms on the second floor set near another bathroom. The kitchen and living areas will be on the first floor. Lastly the residence also has a fenced in patio with a hot tub.

**CHARACTERISTICS OF THE AREA:**

The surrounding, mostly single-family neighborhood, has small homes on small, narrow lots. Most of the area houses are post-1920's cottages and bungalows. Lake Drive lacks curbs and sidewalks.

**PARKING:**

The property has a single-car driveway and garage. Three cars could be parked on site (including one in a garage) and one on the street in front of the house. This pull-off area in front of the house will need to be paved.

**UNRULY GUESTS/SECURITY:**

The applicants will screen all guests ahead of time, and let neighbors know how to reach the managers if there is ever a problem.

**SHORT TERM RENTAL REQUIREMENTS:**

The applicant has to address the following topics:

- Noise monitoring – The applicant will install a Minut Noise Monitoring System which will notify the applicant if the decibel level is above 85db for more than five continuous minutes. This system shall be installed in the central part of the house such as the living room, kitchen and dining room area.
- Trash Removal - Trash pick-up is scheduled for a weekly pick up (on Tuesdays) via Ted's Trash Service.
- Property listing - The property will only be listed on the AirBNB web site.
- Business operations/security – Electro-Lights Oasis will be responsible for most of the business operations including site security, screening customers, and coordinating bookings.
- City's Short Term Rental checklist – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.

- Fire safety – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- City inspection - The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

There are no other Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

### **EXHIBITS**

1. Application/Attestation/Supplemental Forms
2. Narrative
3. Notification Letter
4. Address List
5. Affidavit
6. Parking Plan, Floor Plan and Evacuation Plan
7. Nearest Short Term Rental Maps
8. Fire Department Inspection