

## Legislation Text

---

**File #:** 2016-0570, **Version:** 1

---

**PUBLIC HEARING - Appl. #PL2016-153 - REZONING from RP-2 to RP-3 - 202 SW 3<sup>rd</sup> St; Harlen & Liesl Hays, applicants**

Issue/Request:

The applicants propose to rezone an approximately 0.28 acre parcel located at 202 SW 3<sup>rd</sup> St from RP-2 (Planned Two-family Residential) to RP-3 (Planned Residential Mixed Use). The property is developed with a single-family residence. The request for rezoning stems from the applicants' proposal to operate the residence as a bed & breakfast inn. A bed & breakfast inn is not permitted under the existing RP-2 zoning, but is allowed under the proposed RP-3 zoning.

This application is associated with Appl. #PL2016-154 for a special use permit for a bed & breakfast inn on the subject property, also on this agenda.

Proposed City Council Motion:

I move to direct staff to present an ordinance approving PUBLIC HEARING - Appl. #PL2016-153 - REZONING from RP-2 to RP-3 - 202 SW 3<sup>rd</sup> St; Harlen & Liesl Hays, applicants.

Recommendation: Staff recommends **APPROVAL** of the rezoning.

Committee Recommendation: On the motion of Mr. DeMoro, seconded by Mr. Rader, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-153, Rezoning from RP-2 to RP-3: 202 SW 3<sup>rd</sup> St; Harlen & Liesl Hays, applicants; subject to staff's letter of September 23, 2016.