

Legislation Text

File #: 2022-5027, **Version:** 1

Presentation: Unified Development Ordinance (UDO) Amendment - Application #PL2022-253 - a proposed text amendment to the regulations for short-term rentals (UDO Section 6.505); Jennifer Krause, applicant.

Issue/Request:

The applicant proposes two changes to the short term rental section of the UDO (Section 6.505). The first change involves the allowable locations for short-term rentals. Short-term rentals are currently allowed on parcels greater than one (1) acre in size, or on parcels located within the Old Town Master Development Plan area bounded by NW Chipman Rd to the north, M-291 Hwy to the east and US 50 Hwy to the west and south. The applicant proposes to include the area bounded by NE Langsford Rd to the north, SE Todd George Pkwy to the east, US 50 Hwy to the south, and M-291 Hwy to the west as an area where short term rentals may be allowed on parcels less than one (1) acre in size.

The applicant additionally proposes to increase the number of rooms that can be rented from 2 to 3.

Background and Staff Recommendation:

The short term rental regulations were adopted by City Council on March 7, 2018, by Ordinance No. 8352 as UDO Amendment #64. The genesis of these regulation changes was a short term rental used for a party. This party greatly upset nearby neighbors. There was direction from the Council to investigate options for regulating this use. The following history was staff and the council response on how to allow short term rentals responsibly. The purpose of only allowing short term rentals on parcels within the Old Town Master Development area was to provide a walkable environment with access to our downtown core for guests. The applicant's proposal would place this use on the east side of Hwy 291, a significant barrier for pedestrians. The neighborhood east of 291 does have some commercial but it is mostly oriented toward the highway and presents a less walkable situation overall. The limit on parcels one acre or greater outside our downtown area was to prevent short term rentals with our traditional subdivisions. The limit on rentable rooms was to limit the impact of guests on the surrounding neighborhood. A three bedroom rental presents more opportunities for parking impacts to nearby neighbors and could allow for enough guests for a party atmosphere. The applicant provides several examples to justify the proposed ordinances changes. These examples are mostly better suited to a hotel for temporary lodging. She also mentions renting her house on a monthly basis. This would be considered a long term rental and would be allowed.

For the reasons stated above staff does not recommend the proposed changes.

Jennifer Krause, Applicant
Hector Soto Jr., Senior Planner

Vice Chair Shields made a motion to refer to City Council for discussion 2022-5027 a presentation regarding the Unified Development Ordinance (UDO) Amendment - Application #PL2022-253 - a proposed text

amendment to the regulations for short-term rentals (UDO Section 6.505); Jennifer Krause, applicant, seconded by Councilmember Prier.

The motion passed unanimously by roll call vote.