

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
01/23/2019

**ITEM NO. 9 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 508 FLORIDA ST
(BJP)**

SUP-18-00556: Consider a special use permit for a non-owner occupied short-term rental located at 508 Florida St. in RM24 (Multi-Dwelling Residential) Zoning District. Submitted by Carrie Jackson on behalf of Jose Velasco, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of a special use permit for a non-owner occupied *Short Term Rental* use located at 508 Florida Street and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Per Section 20-554(3)(i) of the Land Development Code, all properties containing a *Short-Term Rental* Use shall comply with the occupancy limits of the zoning district in which the property is located. The subject property is zoned RM24 (Multi-Dwelling Residential) District, which allows a maximum number of 4 unrelated occupants per dwelling unit.
2. Per Section 20-901 of the Land Development Code, the maximum number of available guest rooms associated with the non-owner occupied *Short-Term Rental* use may not exceed the number of off-street vehicle parking spaces available on the property. The off-street parking available for the subject property is 2 spaces; therefore, the maximum number of guest rooms that may be rented on a short-term basis is 2.
3. Per Section 20-554(3)(iii), the dwelling unit and site shall remain residential in appearance and characteristics. Internal or external changes that will make the dwelling unit and site appear less residential in character or function are prohibited. Examples of such prohibited alterations include, but are not limited to: construction of parking lots, paving of required setbacks, or the addition of commercial-like exterior lighting.
4. Per Section 6-13A04(a) of the City Code, a short-term rental license is required to be obtained annually from the Planning and Development Services Department. If the short-term rental license lapses for a period more than 12 consecutive months, the special use permit will be assumed to be abandoned. Reinstatement of the use will require review and approval of a new special use permit application.

Applicant's Reason for *Short-term rental application* Request:

ASSOCIATED CASES/OTHER ACTION REQUIRED

- No active cases

Other Action Required

- City Commission approval of special use permit and adoption of ordinance.
- Publication of special use permit ordinance.
- Submission and approval of the short-term rental license application.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for the request.
- *Downstream Sanitary Sewer Analysis* – Not required for the request.
- *Drainage Study* – Not required for the request.

KEY POINTS

- The subject property contains a *Duplex* use. The special use permit request is for the dwelling unit addressed as 508 Florida (the second dwelling unit in the structure is addressed as 510 Florida Street). The dwelling unit contains 2 bedrooms.
- Off-street parking for each dwelling unit within the duplex is provided via a driveway that takes access from Florida Street. The off-street parking requirement for the *Duplex* use is 1 parking space per bedroom. Parking is provided on the property to meet this requirement. Approval of this request will not reduce the amount of off-street parking available for the second dwelling unit.

BACKGROUND

- Section 20-1781 of the Land Development Code defines the *Short-Term Rental* use as, "a use where all or part of a dwelling unit may, in exchange for consideration, accommodate transient guests for a period of time less than 30 consecutive days. The use may be considered an accessory use when the dwelling unit is concurrently owner-occupied. For the purpose of this definition, a dwelling unit shall include all legally established dwelling unit, but shall exclude *Dormitory, Fraternity or Sorority House, Group Home (General or Limited), Motel, Hotel, Extended Stay, and Bed and Breakfast uses.*"
- The two types of short-term residential rental property include owner occupied and non-owner occupied. A short-term rental property is classified as owner occupied when the dwelling unit being rented is occupied by the owner more than 182 days per calendar year. In cases where the owner resides in the dwelling unit less than 183 day per calendar year, the short-term residential rental property is classified as non-owner occupied.
- A non-owner occupied dwelling unit requires a special use permit (SUP) to be granted for the *Short-Term Rental* use before the dwelling unit can be rented as a short-term residential rental property.
- On October 2, 2018, the City Commission adopted Ordinance No. 9481, which amended the Land Development Code, by establishing text amendments to the Transient Accommodation use category to permit dwelling units to be used as a short-term residential rental property throughout the City of Lawrence. The text amendments included use specific standards (Section 20-554) that provide the criteria used to evaluate the appropriateness of a *Short-Term Rental* use. With the adoption of the *Short-Term Rental* use into the City Code, the transient nature of this use has been determined by the City Commission to be generally compatible with residential uses.

ATTACHMENTS

Attachment A: Site Plan/Aerial

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None

GENERAL INFORMATION

Current Zoning and Land Use: RM24 (Multi-Dwelling Residential) District; *Duplex*

Surrounding Zoning and Land Use: To the north: RM24 (Multi-Dwelling Residential) District; *Detached Dwelling*

To the south: RM24 (Multi-Dwelling Residential) District; *Duplex*

To the east: RM24 (Multi-Dwelling Residential) District; *Multi-Dwelling Structure*

To the west: RM12 (Multi-Dwelling Residential) District; *Detached Dwelling*

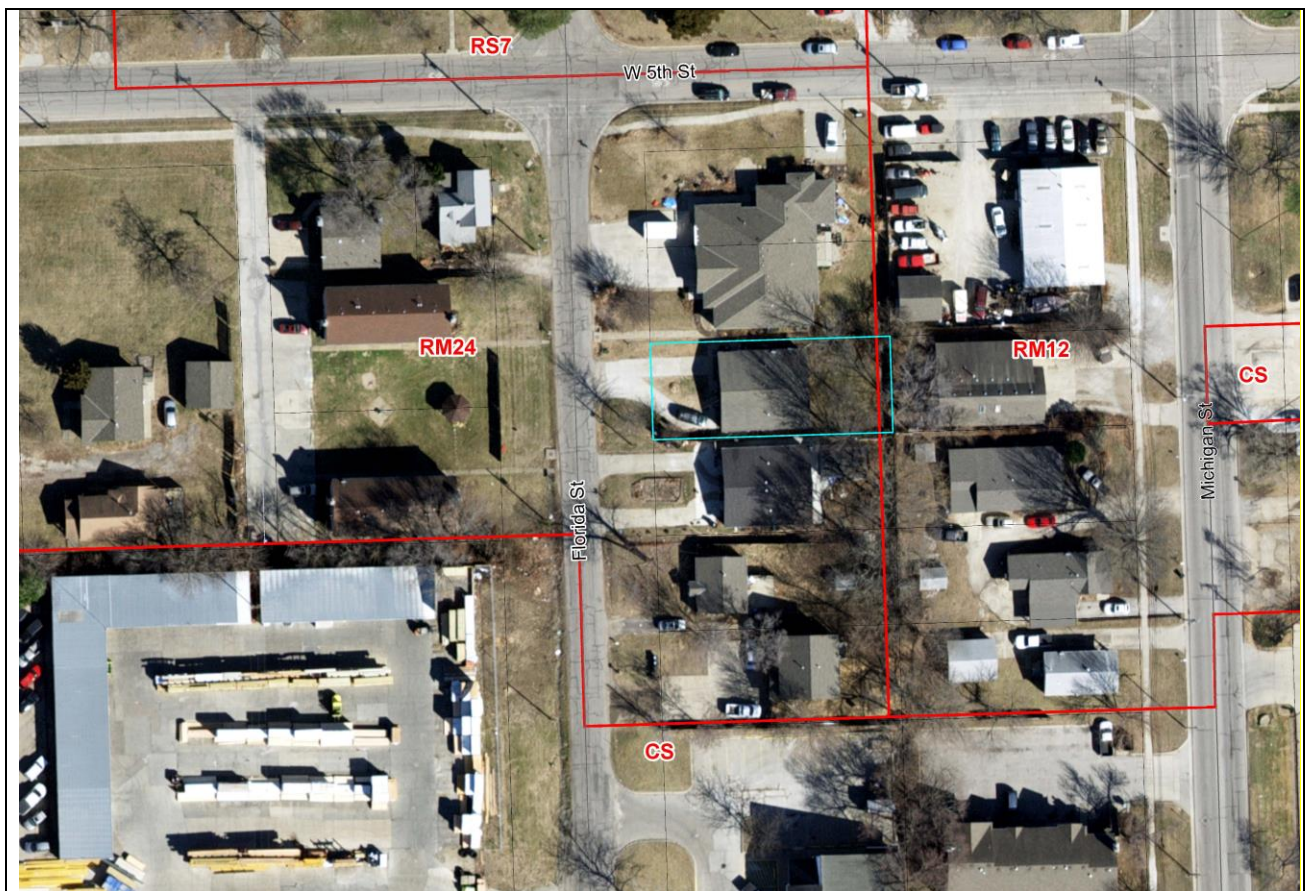


Figure 1a. Zoning of surrounding area. Subject property outlined.

SUMMARY OF SPECIAL USE

This special use permit request accommodates a non-owner occupied *Short-Term Rental* use at 508 Florida Street. The subject property contains a *Duplex* and is zoned RM24 (Multi-Residential Dwelling) District. The applicant indicated that the maximum number of guest rooms available to

rent in the dwelling unit is 2. The applicant also indicated that the number of off-street parking available for the dwelling unit is 2 spaces.

Characteristics of the property

- Legal use: *Duplex*
- Zoning: RM24 (Multi-Residential Dwelling) District
- Permitted occupancy limit: Maximum of 4 unrelated occupants per dwelling unit
- Number of existing off-street parking spaces: 2 parking spaces for each dwelling unit (4 total)
- Number of existing guest rooms: 2 guest rooms in the subject dwelling unit
- Number of proposed guest rooms: 2 guest rooms in the subject dwelling unit

Review and Decision-Making Criteria (Land Development Code Section 20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

Applicant's Response: *Yes*

A. Occupancy Compliance

Per Section 20-554(3)(i) of the Land Development Code, all properties containing a *Short-Term Rental* use shall comply with the occupancy limits established in Section 20-601(d). The subject property is zoned RM24 (Multi-Residential Dwelling) District, which permits a maximum number of 4 unrelated occupants per dwelling unit. The applicant indicated that the dwelling unit contains 2 guest rooms.

B. Access and Parking

On-site Parking:

Per Section 20-601 of the Land Development Code, the parking requirement for the non-owner occupied *Short-Term Rental* use is 1 vehicle space per guest room. The owner indicated that the maximum number of guest rooms available to rent in the dwelling unit is 2. The number of off-street parking spaces available for the dwelling unit is 2 spaces. The amount of available off-street parking does meet the off-street parking requirement and approval of the request will not reduce the number of parking spaces available for the second dwelling unit associated with the duplex.

Access: Access to this site is provided via a single driveway from Florida Street, a local street. There are no changes to the existing access proposed with this request.

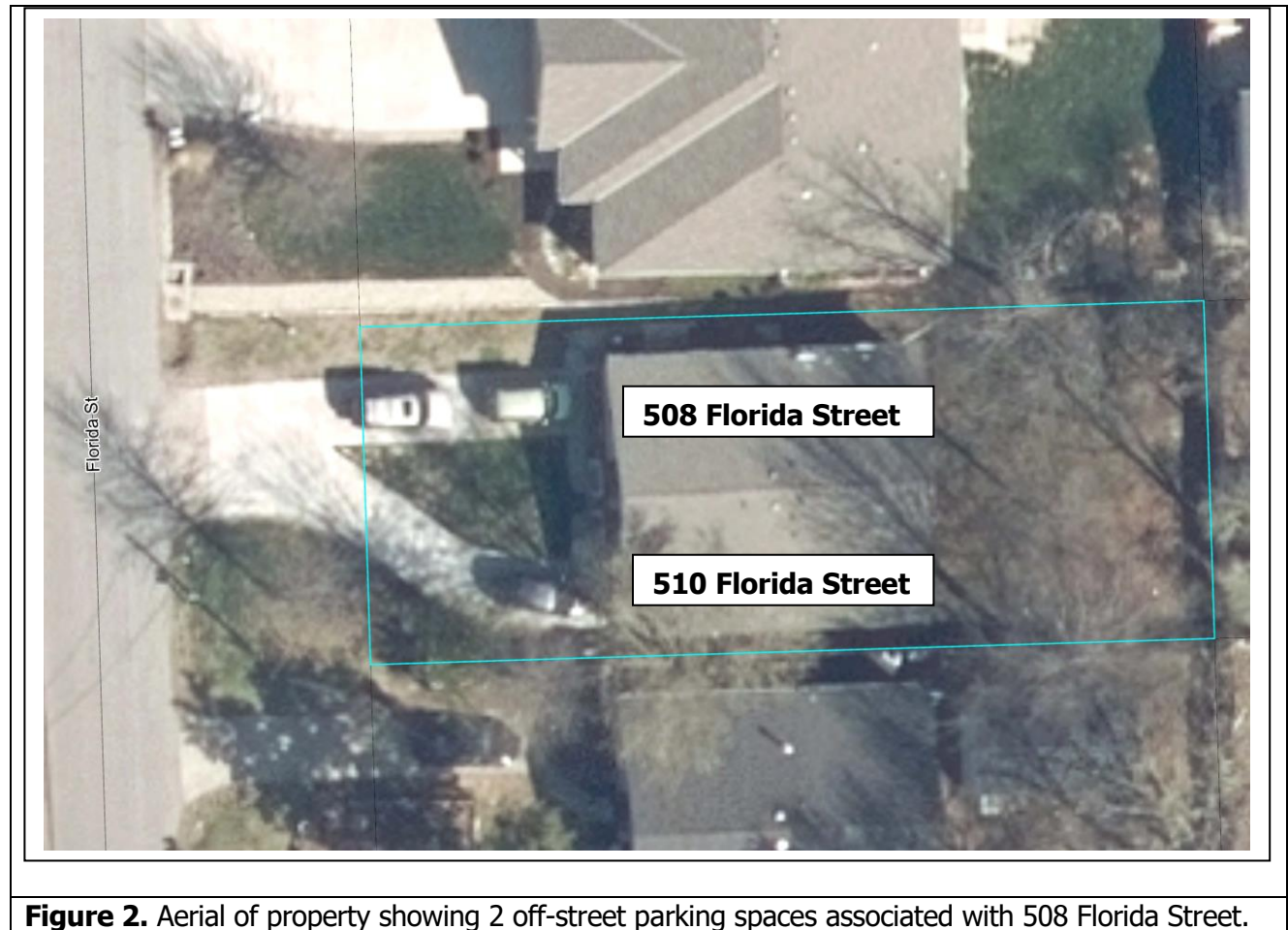


Figure 2. Aerial of property showing 2 off-street parking spaces associated with 508 Florida Street.

C. Lighting

Per Section 20-554(3)(iii), the addition of commercial-like exterior lighting is not permitted. Section 20-1103(b)(2) also prohibits spot lights and flood lights that create a glare on neighboring properties.

D. Floodplain

The property is not located within the regulatory floodplain and is not subject to a local floodplain development permit.

E. Historic Resources Review

The property is not located within the environs of a historic property and is not subject to review by the Historic Resources Commission.

Staff Finding – The proposed *Short-Term Rental* use complies with the applicable provisions of the Land Development Code as an allowed use in the RM24 (Multi-Residential Dwelling) District subject to a special use permit.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

Applicant's Response: *Yes*

Section 50-554 of the Land Development Code provides the site-related standards to ensure compatibility with the surrounding area. An evaluation of these standards as they apply to the proposal is provided below.

Occupancy Limits

All properties containing a *Short-Term Rental* use shall comply with the occupancy limits of the zoning district in which the property resides. The subject property is zoned RM24 (Multi-Residential Dwelling) District, which permits a maximum number of 4 unrelated occupants per dwelling unit. The applicant indicated that the maximum number of guest rooms available to rent is 2, which is compatible with the occupancy limits.

Residential Appearance

The dwelling unit and the site are required to remain residential in appearance and characteristics. Internal and external changes that would make the dwelling unit and the site appear less residential in character or function are prohibited. Examples of such prohibited alterations include, but are not limited to: construction of parking lots, paving of required setbacks, or the addition of commercial-like exterior lighting.

There are no proposed changes to the building and the property proposed with the special use permit. The property contains an existing residential use and the request does not alter the residential nature of the property.

Legally Established Dwelling Unit

Any dwelling unit used for a *Short-Term Rental* use shall be a legally established dwelling unit or shall obtain a registration of nonconforming use. The *Short-Term Rental* will be located in a *Duplex*. The *Duplex* is a permitted use in the RM24 zoning district.

Signs

Signs shall comply with the provisions outlined in Chapter 5, Article 18 of the City Code. Approval of a special use permit does not constitute approval of any associated signs on the property. An application for a sign permit must be approved prior to installation of signs.

Parking

Parking for a non-owner occupied *Short-Term Rental* use must be provided at a rate of 1 parking space per guest room. The applicant indicated that the maximum number of guest rooms available to rent is 2, which complies with the number of off-street parking spaces provided.

Staff Finding – The subject property contains an existing residential use. The project does not include exterior modifications or changes to the site that would alter the residential nature of the property. The *Short-Term Rental* use is restricted to the same occupancy limits of the zoning district in which the property is located. Also, the number of guest rooms available for rent is limited to the number of off-street parking spaces available. The proposed use is compatible with the adjacent uses in terms of size, massing, orientation, hours of operation and other external impacts.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

Applicant's Response: *No – will actually improve property value. In order to maintain good reviews, the house and the property have to be kept in immaculate condition.*

The subject property contains a residential use. The use standards for the *Short-Term Rental* use regulate the appearance and characteristics of the site. Specifically, Section 20-545(3)(iii) of the Land Development Code dictates that internal or external changes to the dwelling unit or the site which reduce the residential character or function are prohibited. Examples of prohibited alterations include construction of parking lots, paving of required setbacks, and the addition or commercial-like exterior lighting.

Also, as discussed above, the level of intensity will be restricted by the occupancy limits permitted in the applicable zoning district and the amount of off-street parking provided.

Staff Finding – Substantial diminution of other property values in the area is not anticipated.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

Staff Finding – The subject property contains an existing residential use. Adequate public facilities and transportation access is provided for the proposed *Short-Term Rental* use.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

Staff Finding – The proposed request provides an enforceable tool to address the use and continued maintenance of the property with regard to occupancy limits and off-street parking. Adequate assurances of continued maintenance are inherent in the use and the special use permit approval process.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

Applicant's Response: *No*

The proposed use is subject to regulatory controls to protect the significant natural features. This property is free from regulatory floodplain encumbrances. The subject property is developed and the project does not propose changes to the site.

Staff Finding – There are no significant adverse impacts on the natural environment associated with the proposed *Short-Term Rental* use.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO, WHAT THAT TIME PERIOD SHOULD BE

The special use permit associated with the *Short-Term Rental* use is tied with the subject property. If the applicant relocates to a different property, the special use permit will not transfer to the new property; however, any future owners of the subject property may maintain the *Short-Term Rental* use approved with the special use permit, if desired.

A short-term rental license is required to be obtained annually from the Planning and Development Services Department. If the short-term rental license lapses for a period more than 12 consecutive months, the special use permit will be assumed to be abandoned. Reinstatement of the use will require review and approval of a new special use permit application.

Staff Finding –Staff does not recommend a time limit on the special use permit.

CONCLUSION

The subject property is zoned RM24 (Multi-Residential Dwelling) District and contains a residential use. The RM24 District permits a maximum number of 4 unrelated occupants per dwelling unit. The applicant indicated that the maximum number of guest rooms available to rent is 2 and the number of off-street parking provided is 2 parking spaces. The proposed special use permit for the *Short-Term Rental* use aligns with the occupancy limits of the zoning district and meets the off-street parking requirement.

Based on the findings in this report, and as conditioned, staff recommends approval of the special use permit.