



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 11, 2025

Reference: Public Hearing: Consider approval of Planned Development 134 Revision 5- Single-Family-7 (PD-134R5-SF-7), a zoning change request from Planned Development 134 Revision 4- Single-Family -7 (PD-134R4-SF-7) to Planned Development 134 Revision 5- Single-Family -7 (PD-134R5-SF-7) to remove the short-term rental (STR) for one room, on 0.17 acres of property located at 134 Turnberry Lane, at the request of Aditi Kharel, the property owner.

2040: Future Oriented Approach to Residential Development

Introduction:

The applicant recently moved and has converted the home to a long-term rental. They are asking that the zoning allowing the short-term rental (STR) be removed from the property.

Background:

The applicant has owned the home since 2021. The home received zoning to allow for a STR in 2024. On October 16, 2025, the Planning and Zoning Commission recommended APPROVAL (4-0) of PD-134R5-SF-7 to remove the STR use from the property.

Benefit to the Community:

Returns the single-family home to a use compatible with the neighboring homes.

Legal Review:

The City Attorney was present at the October 16, 2024, Planning and Zoning Commission Meeting.

Fiscal Impact:

None

Recommendation:

Planning and Zoning Commission recommended APPROVAL (4-0) of PD-134R5-SF-7 to remove the STR use from the property.

Attachments:

1. PZ Staff Report
2. Site Plan