



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** March 10, 2026

**Reference:** Public Hearing: Consider approval of Planned Development 210 Revision 2 Revised – Single-Family 9 (PD-210R2R-SF-9), a zoning change request from Planned Development 210 Revision 2– Single-Family 9 (PD-210R2-SF-9) to Planned Development 210 Revision 2 Revised – Single-Family 9 (PD-210R2R-SF-9) to remove the short-term rental (STR) for one room, on 0.22 acres of property located at 416 Kaye Street, at the request of Lorna Bell, the property owner.

**2040:** Future Oriented Approach to Residential Development

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### **Introduction:**

The purpose of this agenda item is to remove the zoning allowing a short-term rental (STR) from the property located at 416 Kaye Street at the request of the property owner.

### **Background:**

The applicant has owned the home since 2006 and has a homestead exemption. In September of 2023, City Council approved an STR for this address, allowing for the rental of one (1) of the bedrooms. The applicant no longer wishes to rent out the bedroom and is asking that the zoning allowing the STR be removed from the property. On February 19, 2026, the Planning and Zoning Commission recommended APPROVAL (7-0) of PD-210R2R-SF-9 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 February 19, 2026, Planning and Zoning Commission Meeting.

### **Fiscal Impact:**

None

### **Recommendation:**

Planning and Zoning Commission recommended APPROVAL (7-0) of PD-210R2R-SF-9 to remove the STR use from the property.

### **Attachments:**

1. PZ Staff Report

2. Site Plan