



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** November 12, 2024

**Reference:** Public Hearing: Consider approval of PD-134R4-SF-7, a zoning change request from PD-134R-SF-7 (Planned Development 134 Revised- Single-Family -7) to PD- 134R4-SF-7 (Planned Development 134 Revision 4- Single-Family -7) to approve a short-term rental for one room, on 0.17 acres of property located at 134 Turnberry Lane.

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

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### **Introduction:**

The applicant has owned the home since 2021 and has a homestead exemption. The applicant is wanting to rent out one (1) of the five (5) bedrooms. The home received a permit for a Short-Term Rental (STR) in 2022 and since the change in the ordinance now requires a Special Use Permit (SUP), they are now going through the zoning process. Since the property is currently part of a Planned Development (PD), an amendment to the PD is more appropriate and accomplishes the same result as an SUP.

### **Background:**

This particular home has a guestroom that is separated from the rest of the house. It has its own entrance and is the room that is being proposed to be rented out for the STR. The room is located at the front of the property, in line and under the same roof as the garage and contains an attached bathroom as well. The room itself is a bedroom with a television and Wi-Fi. Guests would have access only to the room, its attached bathroom and a courtyard area and not the rest of the house. There is no place to cook, refrigerate or heat up food. There are no signs on the building indicating that it is a STR. On October 17, 2024, the Planning and Zoning Commission recommended APPROVAL (4-2) of PD-134R4-SF-7, subject to the following conditions:

1. To obtain an annual STR permit.
2. Notify staff of any change of property ownership.
3. Limit the rental to the one room specified for less than 30 days.

### **Benefit to the Community:**

This will provide additional lodging options.

### **Legal Review:**

The City Attorney was present at the October 17, 2024, Planning and Zoning Commission Meeting.

### **Fiscal Impact:**

This will generate additional HOT tax revenue.

**Recommendation:**

The City Council APPROVE the PD request subject to staff conditions listed above.

**Attachments:**

1. PZ Staff Report
2. Site Plan
3. Parking Plan
4. Floorplan for Room Rental
5. Photos