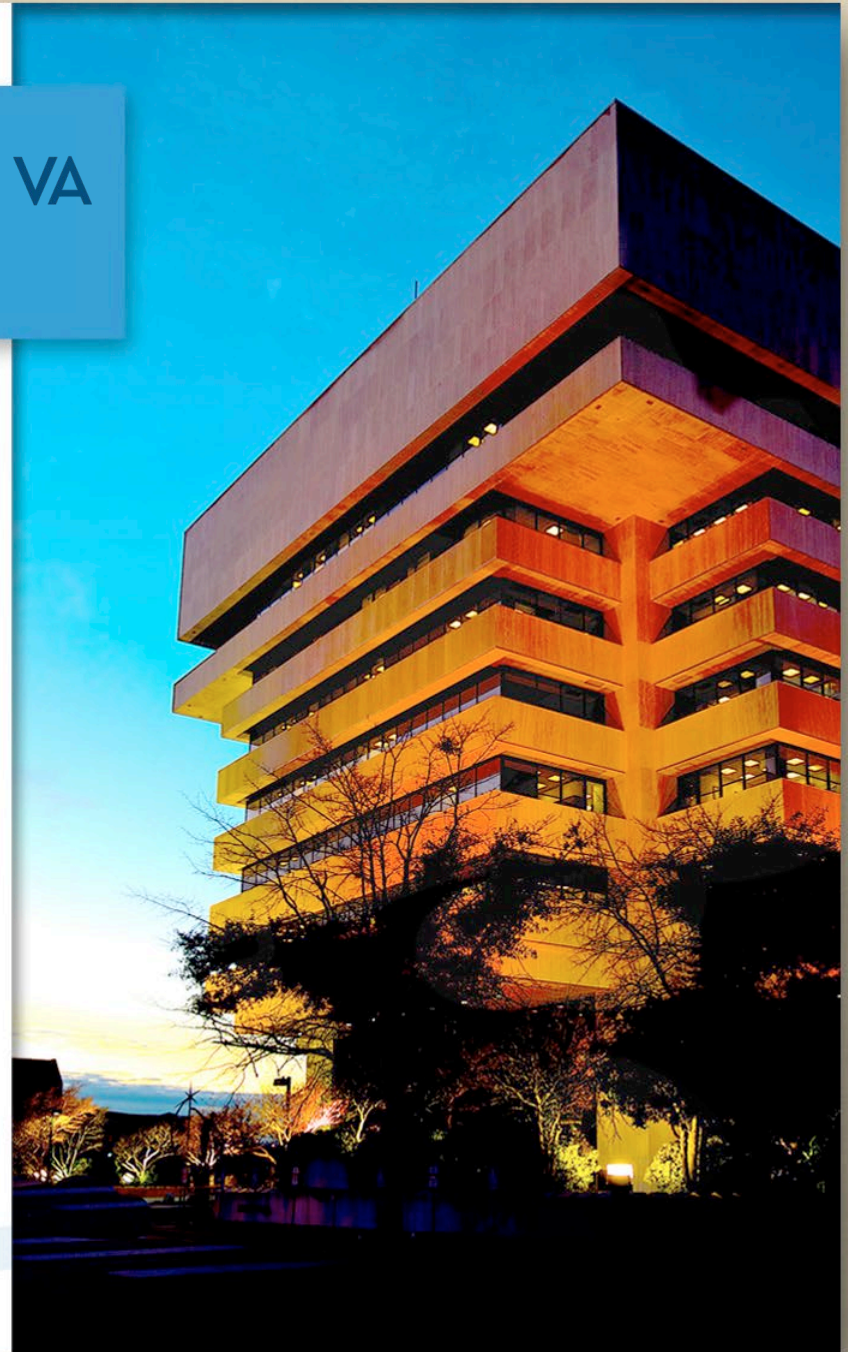




Item No. 23-0190

**3808 Chesapeake Ave
Loretta O'Brien-Parham**

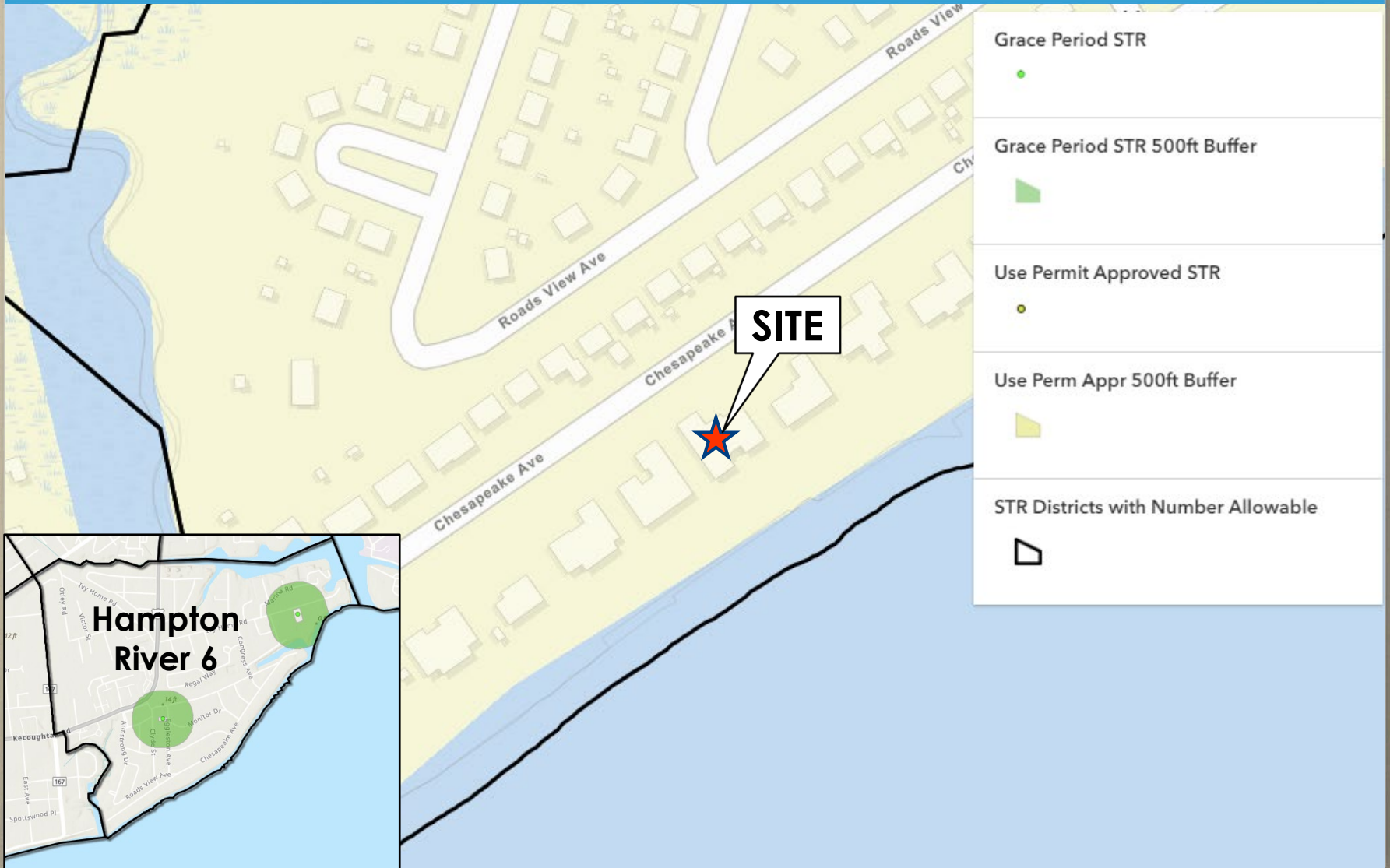
**City Council
June 12, 2024**



Location



Location



Proposal

Application

Use Permit to allow for a short-term rental in the One-Family Residential (R-13) District.

Dwelling/Property Details:

- +/- 3,963 SF of living area
- 5-bedroom dwelling
- 6 on-site parking spaces



Recommended Conditions

- Overnight lodging capacity limited to no more than **ten (10)**
- No more than **five (5) bedrooms** shall be rented or offered for rent as an overnight sleeping area
- No common space (e.g., living room, game room) shall be offered or advertised as an overnight sleeping area
- All parking within the street frontage yard shall be on an improved surface
- Events not permitted
- The maximum number of people on the property between the hours of 7:00 AM and 10:00 PM shall not exceed **twenty (20)**
- Must provide a Responsible Local Person (RLP) to contact and address conditions occurring at STR
- The operator of the short-term rental shall maintain a ledger that be made available upon request

*Additional Recommended Conditions found in PC Package

Analysis

Based on the set of proposed amendments –

- The proposed short-term rental is located in the Hampton River 6 Zone, in which the proposed amendments recommend a maximum of thirteen (13) STRs. Currently, the Hampton River 6 Zone features two (2) permitted STRs and the proposed STR does not exceed the maximum number of STRs permitted. The proposed STR is also not within 500 feet of another STR and would therefore be compliant with the proposed 500-foot buffer requirement.
- **The Use Permit application is eligible to convert to a Zoning Administrator Permit (ZAP) application on the day proposed ordinance amendments go into effect.**

Conclusion

- Applicant opportunity to present
- Public hearing
- Options for Council Action:
 - Staff recommends **deferral** of Item No. 23-0190 to the City Council meeting scheduled after the proposed ordinance amendments take effect
 - Deny
 - Approve with fifteen (15) recommended conditions