



Legislation Details (With Text)

File #: 23-0192 **Version:** 1 **Name:** UP No. 23-00021 1529 Peabody Dr. Short-Term Rental

Type: Use Permits **Status:** Passed

File created: 6/23/2023 **In control:** City Council Legislative Session

On agenda: 7/12/2023 **Final action:** 7/12/2023

Title: Use Permit Application by Twin Oaks Investment LLC to permit a Short-Term Rental (STR) at 1529 Peabody Dr [LSRN: 7002026]

Sponsors:

Indexes: , Tourism

Code sections:

Attachments: 1. Application, 2. Conditions, 3. Staff Report, 4. Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|----------------------------------|----------|--------|
| 7/12/2023 | 1 | City Council Legislative Session | approved | Pass |

Use Permit Application by Twin Oaks Investment LLC to permit a Short-Term Rental (STR) at 1529 Peabody Dr [LSRN: 7002026]

Background Statement:

This is a request to operate a short-term rental (STR) at 1529 Peabody Dr [LSRN: 7002026]. The property is currently zoned One-Family Residential (R-9) District which allows for the desired use, subject to an approved use permit.

The Hampton Community Plan (2006, as amended) calls for evaluating land use proposals from a regional, city-wide and neighborhood perspective. Furthermore, land-use and economic development policies related to this land use application includes safeguarding the integrity of existing residential neighborhoods, encouraging a mix of land uses that is appropriate and promoting the efficient use of land, and expanding tourism, entertainment, and cultural opportunities within the city.

The property is located within the Coliseum Central Master Plan (2015, as amended) (“CCMP”) area and is within the Sentara Medical Campus initiative area. The CCMP does not directly address this property or the short-term rental use, although it does call for developing high-quality lodging to support the Hampton Roads Convention Center, sports tourism, and other tourism initiatives. The principles set forth in the plan envision a fundamental change in how the District operates, shifting focus from simply commercial revitalization towards creating a unique identity founded on its stable neighborhoods and excellent regional access.

At the June 22, 2023 Planning Commission Public Hearing, the commission spoke to the applicant to ensure they are aware of the condition pertaining to the bedroom and capacity limitations. During the public hearing, five citizens spoke in opposition to the Use Permit application and questioned how short-term rentals affect property values. Planning Commission was satisfied with staff answers to the questions redirected to the staff and found that the proposed conditions provide adequate protection.

Recommendations:

Staff Recommendation:

Approval with Fifteen (15) Conditions

Planning Commission Recommendation:

Approval with Fifteen (15) Conditions