



Legislation Text

File #: 23-0191, **Version:** 1

Use Permit Application No. 23-00010 by Bui Kieu Diem & Nguyen Dung Anh to Permit a Short-Term Rental (STR) at 12 Mill Creek Terrace [LRSN: 12001112]

Background Statement:

Use Permit Application No. 23-00010 is a request to operate a short-term rental (STR) at 12 Mill Creek Terrace [LRSN: 12001112]. The property is currently zoned One-Family Residential (R-13) 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 falls within the area governed by the Phoebus Master Plan (2013, as amended). While the master plan does not specifically address this property or the proposed use, it does highlight that one of the key regional and neighborhood-specific factors that influence and bolster Phoebus' market potential is its unique historic character and tourism potential. Short-term rentals support these principles by maintaining the high-quality physical elements of the neighborhood and providing accommodations to tourists and locals.

At the June 22, 2023 Planning Commission Public Hearing, questions were raised regarding compliance with the rental listing and how staff will ensure it is compliant with the conditions. During the public hearing, one citizen spoke in opposition to the Use Permit application. Comments were made by the commission regarding the nature of short-term rentals and how the conditions set in place control the potential negative impacts. Staff addressed all questions and comments.

Recommendations:

Staff Recommendation:

Approval of Use Permit Application No. 23-00010 with Fifteen (15) Conditions

Planning Commission Recommendation:

Approval of Use Permit Application No. 23-00010 with Fifteen (15) Conditions