



Planning Commission Agenda Item

Meeting Date: 1/14/25
From: Josh White, Principal Planner
Item: 311 Highland Drive Conditional Use Permit

Purpose: Hold a public hearing to consider the advisability of granting a conditional use permit to allow a short-term rental in an R-2, Medium Density Residential District located at 311 Highland Drive.

Background:

The subject property is located at 311 Highland Drive. The surrounding area is comprised of residential uses. The property consists of approximately 0.28 acres. The applicant has submitted a request for a conditional use permit for a short-term rental. In the R-2 District this use is only permitted with a conditional use permit. Staff do have some concerns but having a Conditional Use Permit as a requirement for the proposed use alleviates some of the concerns. Assuming the issues can be mitigated by requiring certain conditions, it is the recommendation of staff that the conditional use permit be approved based on the following conclusions:

- The proposed use is still residential in character.
- There is adequate parking available.
- The proposed use should not negatively impact the neighborhood.

Recommended Conditions:

- Maximum of 5 guests per night
- No pets allowed
- All parking should be off street when feasible

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request for a conditional use permit to allow short term rental in an R-2, Medium Density Residential District located at 311 Highland Drive

Attachments:

Staff report

Presentation Link: <https://arcg.is/1jCLja0>