

Board of Zoning Adjustment
Staff Report
October 29, 2018



Case No:	18CUP1110
Project Name:	Short Term Rental
Location:	2069 South Preston Street
Owner:	Anthony Wettig
Applicant:	Jonathan Klunk, Key Source Properties
Jurisdiction:	Louisville Metro
Council District:	15 – Marianne Butler
Case Manager:	Steve Hendrix, Planning & Design Coordinator

REQUEST(S)

Conditional Use Permit to allow short term rental of a dwelling unit that is not the primary residence of the host in a R-5 Zoning District and Traditional Neighborhood Form District.

CASE SUMMARY/BACKGROUND

The 0.15 acre site is located just north of the Lynn Street/South Preston Street intersection. A graveled lot is south of the site at the intersection which was recently approved by the Board for off-street parking. Directly across South Preston Street is a parcel with a vacant building that was rezoned by the Planning Commission on September 6, 2018 from R-6 to C-2. The applicant is proposing demolition of the building with a two story 4,651 square foot laundromat, arcade and tavern. Zanzabar is located on the southeastern corner of the intersection. The proposed short term rental, the graveled parking lot, the rezoned property and Zanzabar have the same owner. The property is within the St. Joseph Neighborhood with a zoning classification of R-5. The house has three bedrooms which would allow for 10 guests. However, the applicant has stated that the total amount of guests will be limited to eight, (8).

Parties will not be allowed.

Transportation has noted that parking is provided on site and on the street.

The neighborhood meeting was held on September 24, 2018, with two guests. According to the applicant, there were no concerns.

STAFF FINDING / RECOMMENDATION

Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

TECHNICAL REVIEW

There are no outstanding technical review items.

INTERESTED PARTY COMMENTS

A neighborhood meeting was held on August 30, 2018 with 2 people in attendance.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

STAFF: The proposal does not conflict with Comprehensive Plan policies.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

STAFF: When appropriately managed, the proposed use is compatible with surrounding development and land uses. No exterior construction or alterations to the building or the site will be required.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

STAFF: The subject property is served by existing public utilities and facilities. The proposal will not create additional requirements for the site.

4. Does the proposal comply with the specific standards required to obtain the requested conditional use permit?

4.2.63 Short Term Rental Term Rental of a dwelling unit that is not the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and Short Term Rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit. In addition to any conditions of approval, a short term rental and its host shall meet the following requirements:

- A. The maximum stay for a guest shall be 29 consecutive days. A dwelling unit rented to the same occupant 30 consecutive days or more is not considered a short term rental.
- B. The dwelling unit shall be limited to a single short term rental contract at a time.
- C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus four individuals.
The applicant states that the unit will be marketed with an eight occupant maximum.
- D. The dwelling unit shall be a single-family residence or duplex. This provision shall not be waived or adjusted.
- E. Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.
- F. Outdoor signage which identifies the short term rental is prohibited.

- G. There shall be a sufficient amount of parking available for the host and guests, as determined by the Board of Zoning Adjustment. The amount and location of parking shall be based on the land uses and density of the immediate vicinity. Any parking surface that is added to accommodate the short term rental use shall be removed when the short term rental use is terminated.
- H. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
- I. If the property is subject to two (2) or more substantiated civil and/or criminal complaints, the Board of Zoning Adjustment may revoke the approval pursuant to section 11.5A.6.

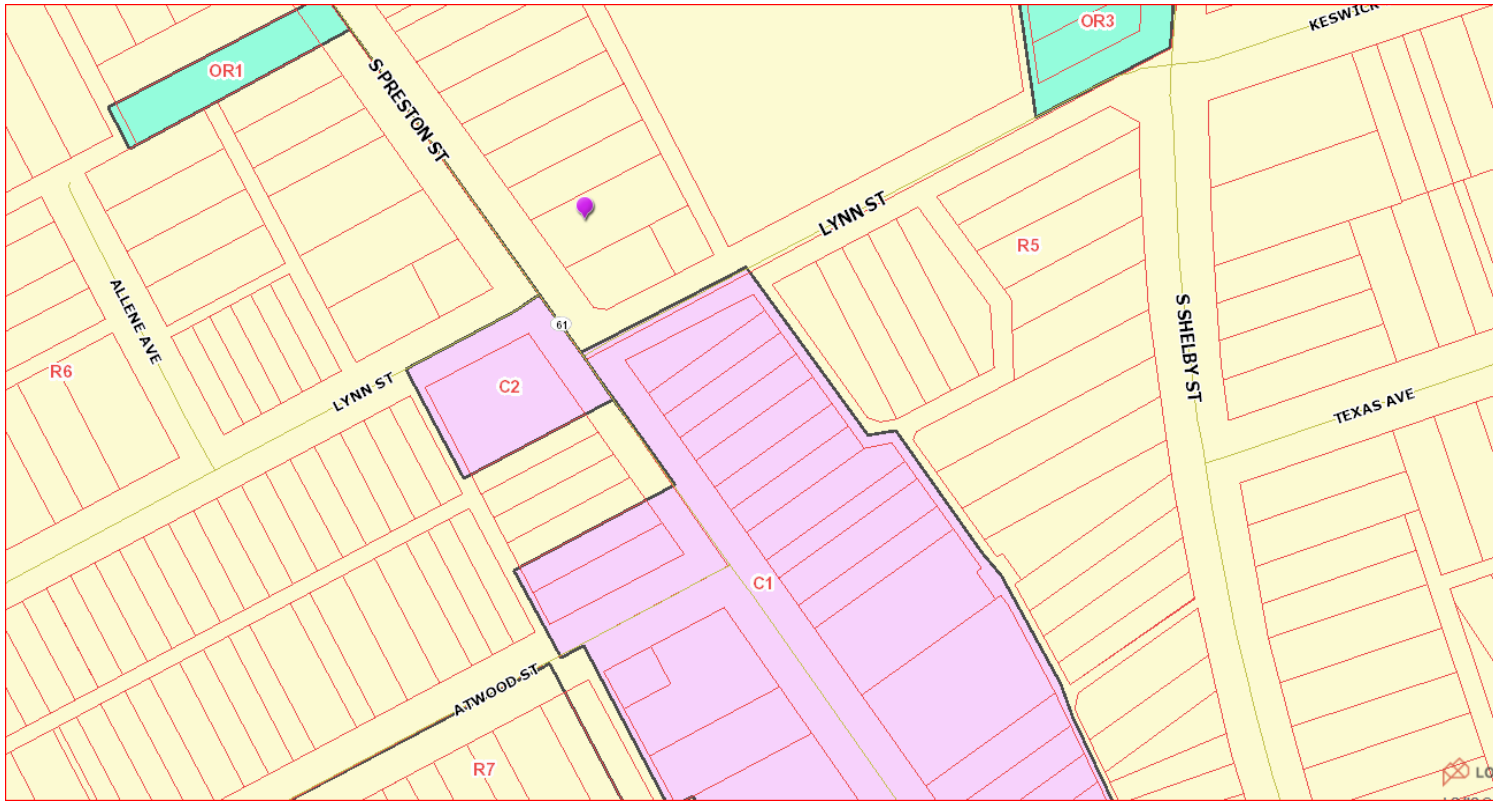
NOTIFICATION

Date	Purpose of Notice	Recipients
10/09/2018	Hearing before BOZA	1 st and 2 nd tier adjoining property owners
10/09/2018		Registered Neighborhood Groups in Council District 8
10/12/2018	Hearing before BOZA	Sign Posting

ATTACHMENTS

- 1. Zoning Map
- 2. Aerial Photograph
- 3. Conditions of Approval
- 4. Photo

1. Zoning Map



2. Aerial Photograph



3. Conditions of Approval

1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.
3. The maximum number of guests is eight, (8).

2069 South Preston Street

