

Board of Zoning Adjustment

Staff Report

March 2, 2020



Case No.	20-CUP-0004
Project Name	Ormsby Ct Short Term Rental
Location	1240 Ormsby Court
Owner/Applicant/Host	Teresa Lajara & Arlene Grullon
Jurisdiction	Louisville Metro
Council District	6 – David James
Case Manager	Nia Holt, Planner I

REQUEST

Conditional Use Permit to allow short term rental of a dwelling unit located within the TNZD (LDC 4.2.63)

CASE SUMMARY / BACKGROUND

The applicant proposes to conduct short-term rentals at a single-family residence on the site. As it is located within the TNZD, a Conditional Use Permit is required. The dwelling unit is the primary residence of the host. The site is located on the Northwest side of Ormsby Ct between S. 7th and S. 6th Streets. It and all adjoining properties surrounding the subject site are zoned TNZD in the Traditional Neighborhood form district. The applicant has stated that there are three (3) bedrooms in the structure. There is no parking on site. However, there is ample street parking available in the surrounding area on S. 7th Street and W. Ormsby Ave.

STAFF FINDINGS

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

No technical review.

INTERESTED PARTY COMMENTS

A neighborhood meeting was held on January 2, 2020 with four attendees. Two attendees live at 1237 Ormsby Court and the owners of 1238 Ormsby Court called in since they do not live on the street. The residency of the applicants and amount of the structure which will be rented was discussed. None of those

property owners who participated in the meeting intend to oppose the proposal based on the neighborhood meeting summary.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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

STAFF: The proposed use is consistent with Comprehensive Plan policies.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors 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 appear to 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 proposed use does not appear to create substantial additional requirements for the site.

4. Does the proposal comply with 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 or the Short Term Rental of a condominium unit that is 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.

STAFF: The applicant has been informed of this requirement.

- B. The dwelling unit shall be limited to a single short term rental contract at a time.

STAFF: The applicant has been informed of this requirement.

- C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus two individuals, except where the licensed property is in excess of two acres in which case the occupancy limit shall be two times the number of bedrooms plus six individuals.

STAFF: The applicant has indicated there are 3 bedrooms. This will allow for up to eight (8) guests.

- D. The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to the nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. The provision shall not apply to a property in the TNZD district which requires a conditional use permit even though it is the primary residence of the host.

STAFF: As of the date of this report, there are four properties with an approved conditional use permit for short term rental of a dwelling unit not the primary residence of the host within 600 ft of the subject property (see Attachment 3). There are two approved short term rental conditional use permits for dwellings units which are host occupied and will not impact this proposal. The applicants have stated in their application this property is their property residence.

- E. The building in which the dwelling unit is located shall be a single-family residence, duplex, or condominium. If the short term rental is a condominium unit, the condominium unit must be the primary residence of the host. All conditional use permit applications for the short term rental of a condominium unit shall include evidence showing the applicable condominium association has taken action to approve the short term rental of the subject condominium. The evidence shall be provided in the form of minutes from an officially called meeting of the applicable condominium association board where in all condominium would be discussed and a majority of the board members voted in favor of permitting/allowing the short term rental of the subject condominium. In addition to notification required by Chapter 11 Part 5A, an applicant for a short term rental within a condominium shall provide notice of the Conditional Use Permit public hearing to all condominium owners within the association. Proof of notification shall be by way of affidavit. This provision shall not be waived or adjusted.

STAFF: The structure is a single-family residence.

- F. Food and alcoholic beverages shall not be served by the host to any guest.

STAFF: The applicant has been informed of this requirement.

- G. Outdoor signage which identifies the short term rental is prohibited in residential zoning districts.

STAFF: The applicant has been informed of this requirement.

- H. There shall be a sufficient amount of parking available for 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.

STAFF: There is no parking on site. However, there is ample street parking available in the surrounding area on S. 7th Street and W. Ormsby Ave.

- I. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.

STAFF: The applicant has been informed of this requirement.

- J. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a twelve (12) month period, the Planning Director may revoke the approval. When the Planning

Director revokes an approval under this section, the owner and host shall be notified of the revocation and shall have thirty (30) days in which to request an appeal before the Board of Zoning Adjustment. If no appeal is requested, the revocation shall become final on the thirty-first (31) day after the initial action by the Director. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing, and mechanical codes. Criminal complaints include, but are not limited to, reported drug activity, theft and criminal mischief.

STAFF: The applicant has been informed of this requirement.

- K. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental pursuant to the Louisville Metro Code of Ordinances. If the short term rental is not registered within thirty (30) days of the issuance of the conditional use permit, the permit shall become null and void.

STAFF: The applicant has been informed of this requirement.

- L. An active registration for the short term rental, as required by the Louisville Metro Code of Ordinances, shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months, or in the event of a change of ownership and/or host, a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void. In order to recommence short term rentals, a new conditional use permit must be granted if required by this Land Development Code.

STAFF: The applicant has been informed of this requirement.

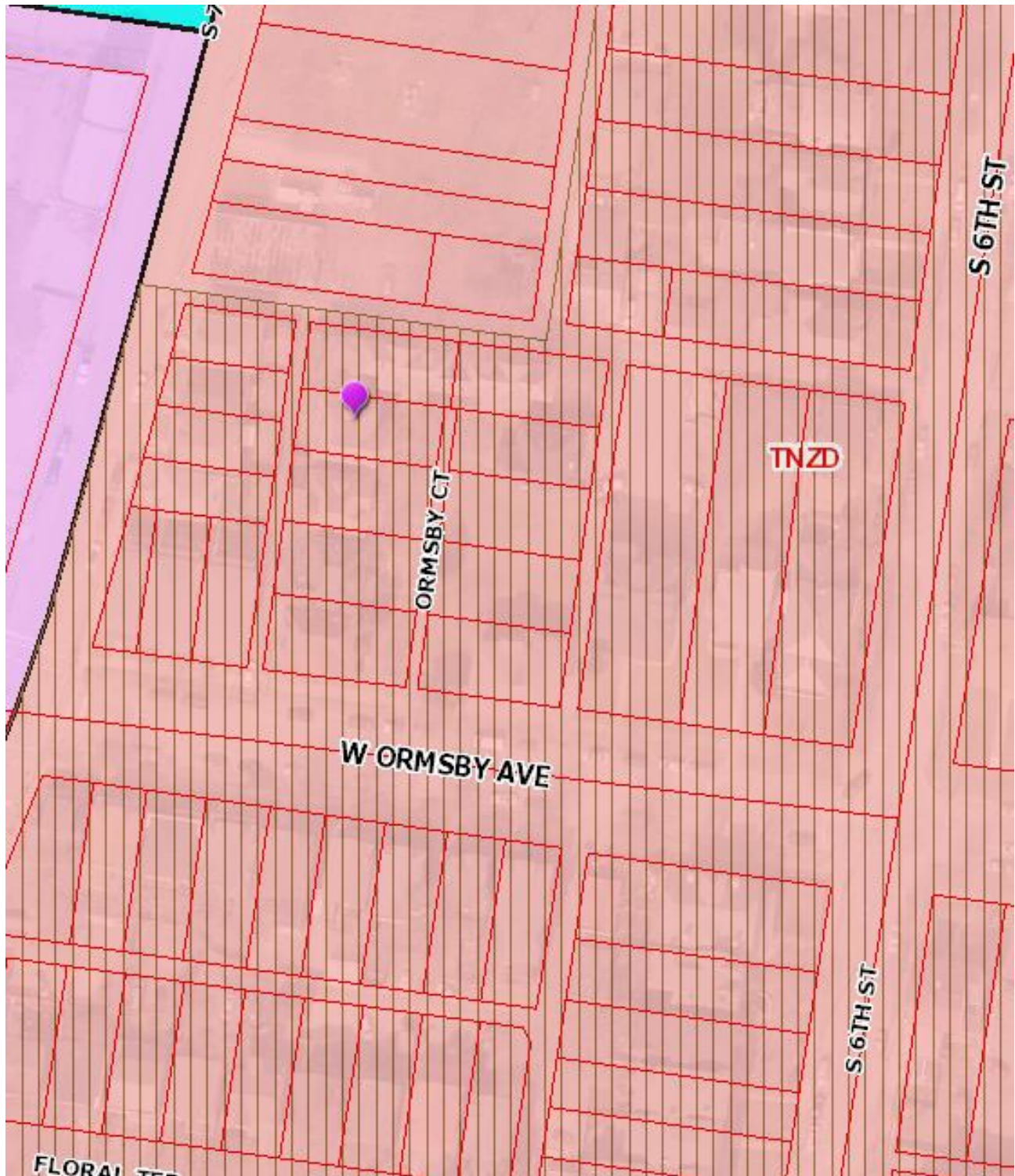
NOTIFICATIONS

Date	Purpose of Notice	Recipients
12/9/2019	Early Notice	1st and 2nd tier adjoining property owners Registered Neighborhood Groups in Council District 6
1/2/2020	Neighborhood Meeting	1st and 2nd tier adjoining property owners Registered Neighborhood Groups in Council District 6
2/13/20	Hearing before BOZA	1st and 2nd tier adjoining property owners Registered Neighborhood Groups in Council District 6
2/21/20		Sign Posting

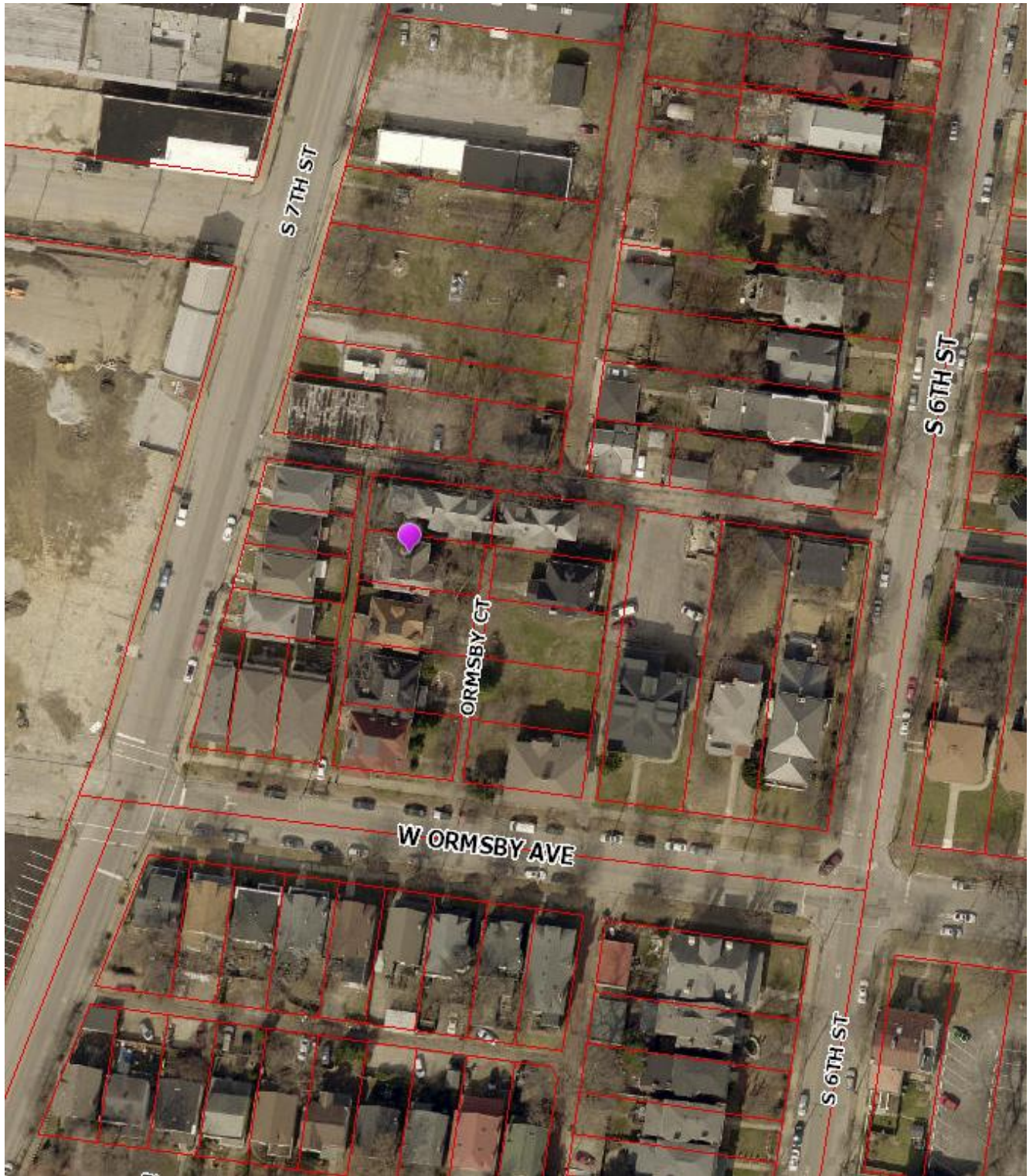
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proximity Map
4. Condition of Approval

1. Zoning Map

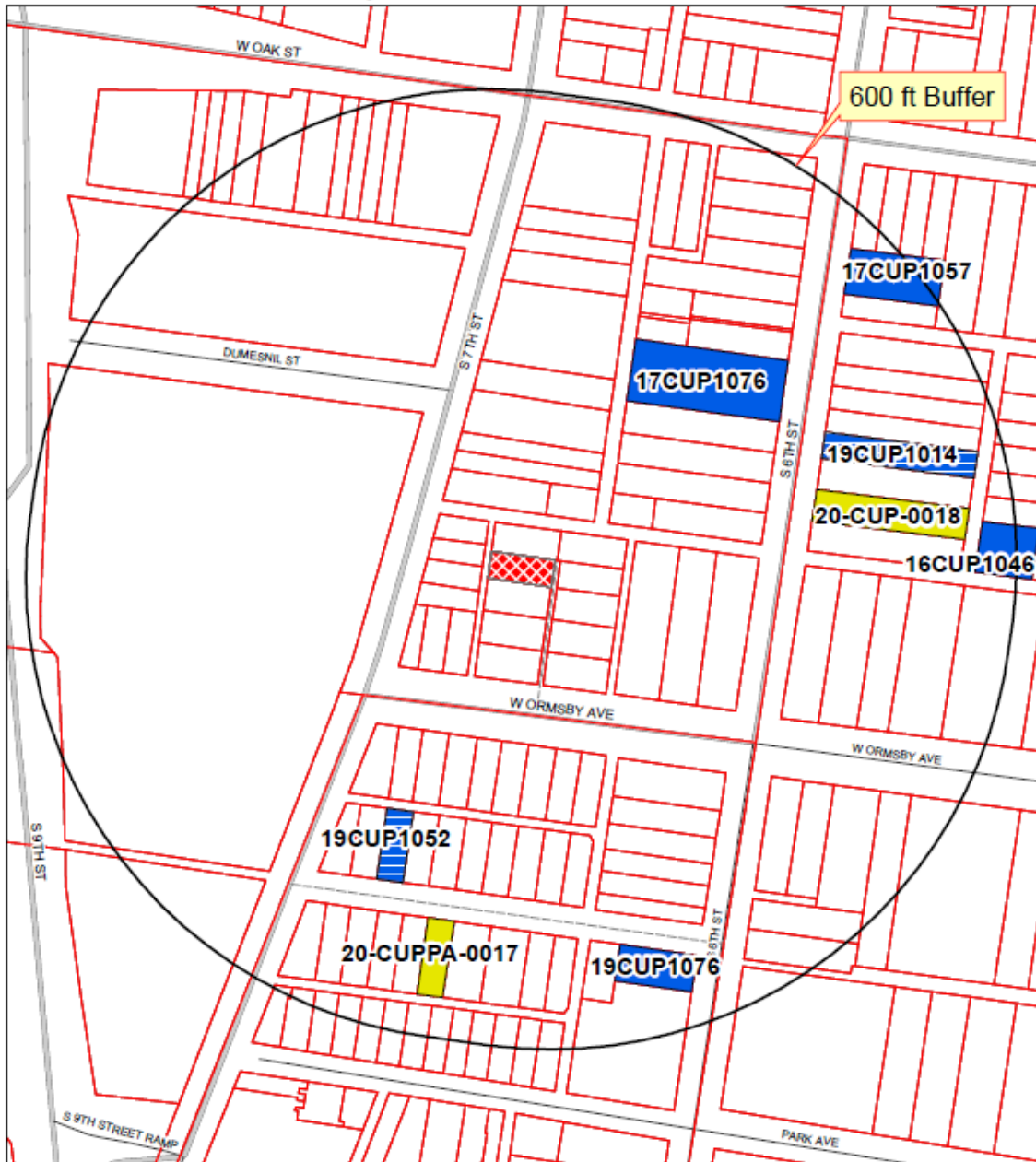


2. Aerial Photograph



3. Proximity Map

Map Created: 02/19/2020

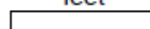


Legend

- Buffer
- Subject Site
- Approved
- Host Occupied
- Pending

Proximity Map Case # 20-CUP-0004

feet



175



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This map is subject to change upon the Board of Zoning Adjustment granting approvals to other Short Term Rental Conditional Use Permits.



4. Proposed Condition of Approval

The Host of record for the short term rental shall maintain his or her primary residence in the dwelling unit on the subject property. In the event that the Host establishes primary residence on another property, he or she must immediately cease conducting short term rentals on the subject property. A new conditional use permit shall be required to allow for short term rentals on the property that is not the primary residence of the Host.