



Louisville Metro Government

Legislation Details (With Text)

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On agenda: 12/3/2015 **Final action:** 12/3/2015

Title: A RESOLUTION REQUESTING THAT THE PLANNING COMMISSION, THROUGH ITS STAFF WITH PLANNING AND DESIGN SERVICES, RESEARCH “SHORT TERM RENTAL(S)” AS A LAND USE AND PROPOSE POSSIBLE TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODE ADDRESSING WHAT “SHORT TERM RENTALS” ARE AND IN WHAT ZONING DESIGNATIONS THROUGHOUT LOUISVILLE METRO THEY WOULD BE ALLOWED TO OPERATE, HOLD A PUBLIC HEARING TO PRESENT THESE PROPOSED TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODE AND ALLOW FOR PUBLIC COMMENT THEREON, AND FORWARD ITS RECOMMENDATION(S) TO THE LOUISVILLE METRO COUNCIL. (Action Required by May 2016)

Sponsors: James Peden (R-23)

Indexes:

Code sections:

Attachments: 1. RES 124 2015, 2. American Planning Association_Zoning Practice Short-Term Rentals, 3. American Planning Association-QN56 Short-Term Rentals

Date	Ver.	Action By	Action	Result
12/3/2015	1	Metro Council	adopted	Pass
11/30/2015	1	Ad Hoc Committee on Land Development Code	recommended for approval	Pass

RESOLUTION NO. _____, SERIES 2015

A RESOLUTION REQUESTING THAT THE PLANNING COMMISSION, THROUGH ITS STAFF WITH PLANNING AND DESIGN SERVICES, RESEARCH “SHORT TERM RENTAL(S)” AS A LAND USE AND PROPOSE POSSIBLE TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODE ADDRESSING WHAT “SHORT TERM RENTALS” ARE AND IN WHAT ZONING DESIGNATIONS THROUGHOUT LOUISVILLE METRO THEY WOULD BE ALLOWED TO OPERATE, HOLD A PUBLIC HEARING TO PRESENT THESE PROPOSED TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODE AND ALLOW FOR PUBLIC COMMENT THEREON, AND FORWARD ITS RECOMMENDATION(S) TO THE LOUISVILLE METRO COUNCIL.

Sponsored by: Councilman James Peden

WHEREAS, today travelers and individuals in need of short term rentals are increasingly turning to the internet as a new method to secure short term rental opportunities, including the ability to rent by the room or an entire house, which has created a fluid market of residential property being

offered for short term rentals (commonly referred to as "short term rentals");

WHEREAS, Louisville Metro has a growing number of dwelling units being rented for short terms, most of which are being advertised via online third party platforms;

WHEREAS, Metro Council evaluated existing laws to adequately understand licensing, taxation, zoning, health and safety issues associated with these new internet based sites for the travelers and residents of these short term rentals arrangements;

WHEREAS, Metro Council understands that Codes and Regulations and Develop Louisville have received complaints regarding short term rentals and in response has issued notices of alleged violations of the Land Development Code;

WHEREAS, Metro Council seeks to balance the interests and needs of travelers and individuals in need of short term rentals with property owners and residents while also considering the impact on the community;

WHEREAS, Metro Council, for the reasons stated above, wishes to research "short term rentals" as a land use, specifically how Louisville Metro should define "short term rental" as it relates to carrying out the guidelines and policies of Cornerstone 2020, and further identify what zoning designations would be appropriate for "short term rental" to operate.

NOW, THEREFORE, BE IT RESOLVED BY THE METRO COUNCIL AS FOLLOWS: Section I:

That the Metro Council hereby requests the Louisville Metro Department of Planning and Design Services, as staff to the Louisville Metro Planning Commission, to research "short term rental" as a land use and propose text amendments to the Land Development Code specifically setting forth its definition and in what zoning classifications "short term rental(s)" are permitted to operate.

Section II: That the Metro Council hereby further requests that after drafting the proposed text amendments to the Land Development Code related to "short term rental(s)" as described in

Section I above, Planning and Design Services shall present said proposed text amendments to the Planning Commission during a duly-noticed public hearing where testimony related to the proposed text amendments can be heard and, subsequently, the Planning Commission, after sufficient deliberation, shall forward its recommendations related to the text amendments to the Metro Council and other legislative bodies within Louisville Metro with zoning authority.

Section III: This Resolution shall take effect upon passage and approval.

H. Stephen Ott
Metro Council Clerk

David W. Tandy
President of the Council

Greg Fischer
Mayor

Approved: _____
Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____