

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD 063 for the (SF-7/14) Single Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential
SOUTH	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential
EAST	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential
WEST	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential

REQUEST: Approve a Special Use Permit (SUP) to allow short-term rental

PROPOSED USE: Short Term Rental

ACRES/LOTS: 0.164 acres / 1 lot

LOCATION: 1629 Palisades Drive

HISTORY: The approximately 1,892 square-foot house was built in 1985 and has alley access.

The property is in the Palisades Subdivision, platted in 1984.

CZO Article 21 Special Use Permits regulates Short-Term Rental.

COMPREHENSIVE PLAN: Residential - Single Family Detached

TRANSPORTATION PLAN: Palisades Drive is designated as an (R2U) Residential Street.

OWNER: Elad Daniel

REPRESENTED BY: Elad Daniel

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow short-term rental.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for short-term rental in the (SF-10/18) Single-Family Residential District.

ELEMENTS TO CONSIDER

1. A short-term rental requires a SUP in the Single-Family Detached, Attached, and Duplex Residential Districts, Office and Retail Districts, Downtown Transit Center (DTC) subdistrict Urban Fringe, and is allowed by right in the DTC subdistricts Historic Square and Urban General.
2. The property is bounded by single-family residential zoned properties.
3. The approximately 1,892 square-foot house was constructed in 1985.
4. Per Chapter 96, Sec. 96.06 of the Carrollton Code of Ordinances, the maximum number of occupants is 6. This is based on the finished area of the dwelling unit and the number of bedrooms and their sizes.
5. The property has vehicle access solely from an alley.
6. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
7. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted "as-of-right" in the zoning district.
8. The concern and input of neighbors affected by a proposed use is an integral component of the zoning process.
9. A short-term rental is likely to arise where tourists, seasonal population, or large gatherings, are interested in temporary rentals of single-family residences, without the owner being on the premises.
10. No code violations were noted by the Environmental Services or Police Departments for the subject property that would affect staff's recommendation on this request.
11. Public comments were received.
12. The garage is approximately 528 square feet or 24 feet by 22 feet in size. The carport is approximately 572 square feet or 26 feet by 22 feet in size.
13. The applicant has stated that the owner will not reside at the subject property and that no signage will be posted at the subject property.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

CONCLUSION

Staff believes the request for a short-term rental is reasonable for consideration.