



**AGENDA MEMORANDUM**  
Public Hearing & First Reading Ordinance for the City Council Meeting 10/11/2022  
Second Reading Ordinance for the City Council Meeting 10/18/2022

**DATE:** October 11, 2022  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 2101 Laguna Shores Road.

**CAPTION:**

Case No. 0622-03, Amidon Holdings LLC (District 4): Ordinance rezoning property at or near 2101 Laguna Shores Road from the “RS-6” Single-Family 6 District to the “CR-1” Resort Commercial District; Providing for a penalty not to exceed \$2,000 and publication.

**SUMMARY:**

The purpose of this rezoning is to allow for commercial use, specifically short-term rentals.

**BACKGROUND AND FINDINGS:**

The subject property is 0.1791 Acre. To the north, properties are zoned “RS-6” Single-Family 6 District with Low-Density Residential uses, and vacant. To the south, “CR-1” Resort Commercial District, and vacant. To the east, “RS-6” Single-Family 6 District, and vacant. To the west, “RS-6” Single-Family 6 District with Low-Density Residential uses.

In 2022, the applicant purchased the subject property, an 1,800-square-foot two-bedroom, and two-bathroom Single-Family residential home. The applicant is requesting to rezone to allow for the use of Short-Term Rental. Currently, the property has six (6) parking spaces, and the south adjacent property is zoned “CR-1” Resort Commercial, although it is undeveloped.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning.

***Conformity to City Policy***

The proposed rezoning is consistent with many broader elements of the Comprehensive Plan.

***Public Input Process***

Number of Notices Mailed  
20 within a 200-foot notification area

3 outside notification area

As of September 8, 2022:

In Favor

1 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0 % of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**ALTERNATIVES:**

1. Denial of the rezoning from the "RS-6" Single-Family 6 District to the "CR-1" Resort Commercial District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CR-1" Resort Commercial District on July 13, 2022.

*Vote Count:*

For: 7

Opposed: 0

Absent: 2

Abstained: 0

Staff recommend approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CR-1" Resort Commercial District.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report