



Zoning Case #1117-02

Lydia Rios

From: “RS-6” Single-Family 6 District

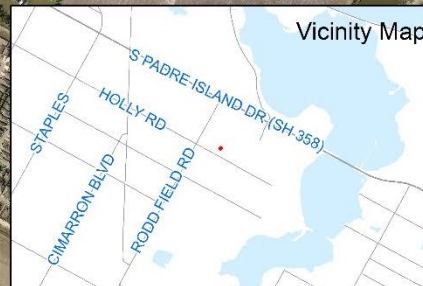
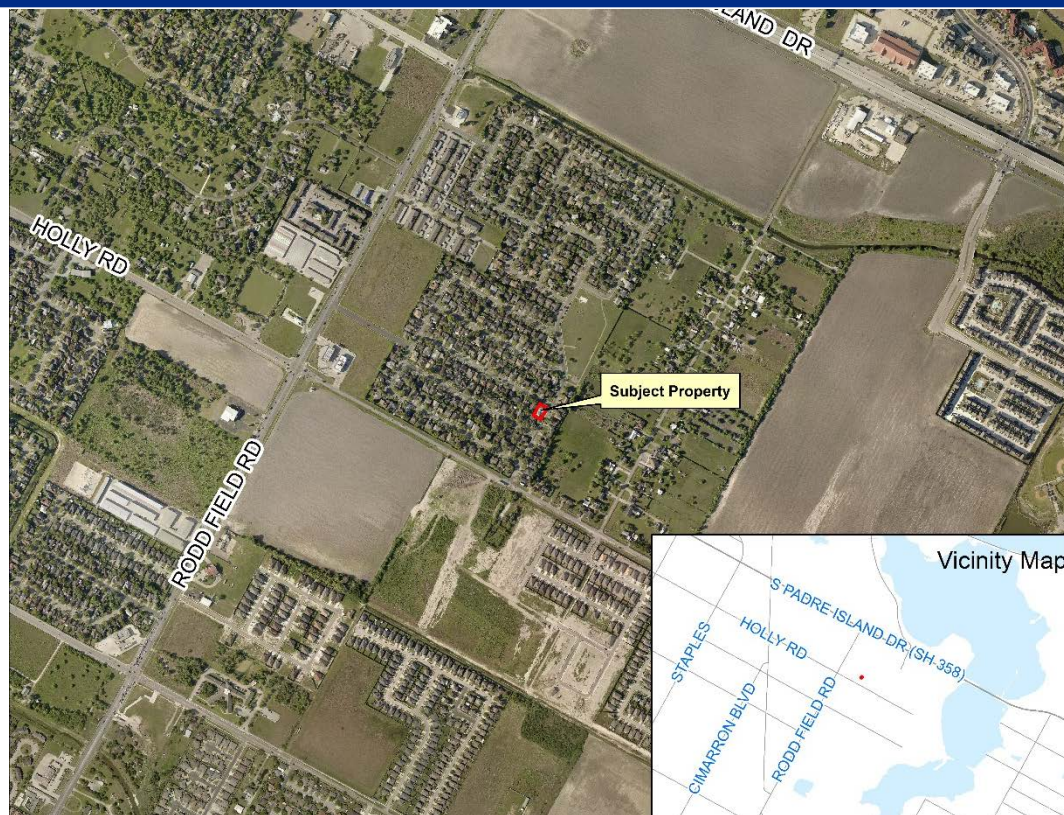
To: “RS-6/SP” Single-Family 6 District with a Special Permit

Planning Commission Presentation

November 15, 2017

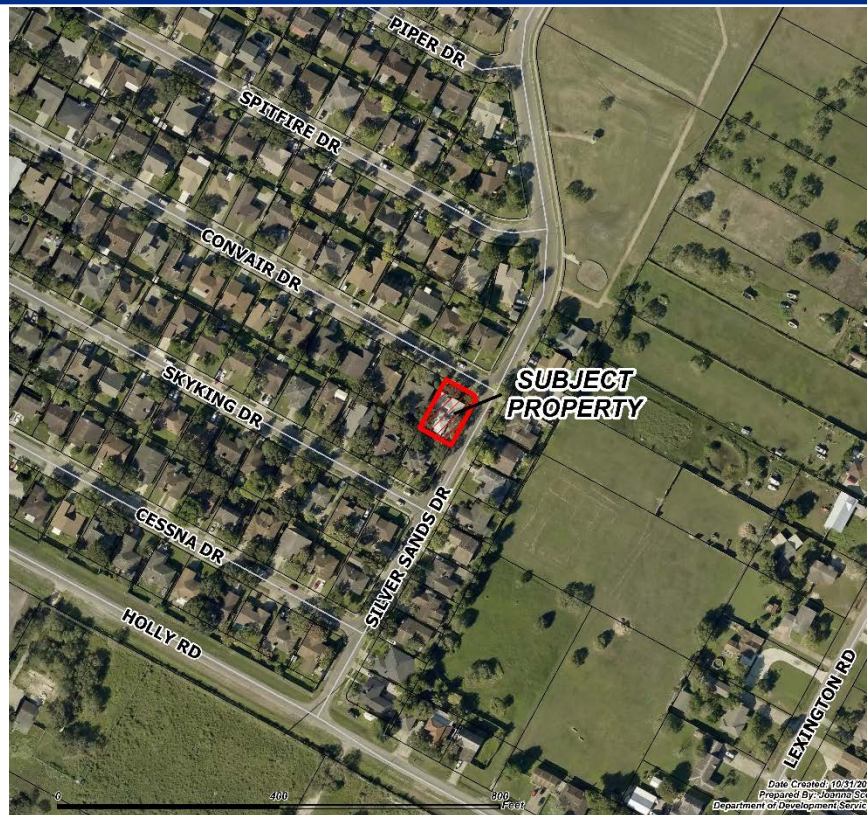


Aerial Overview



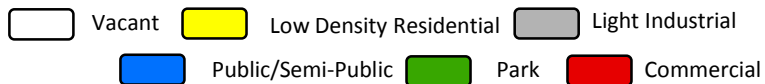
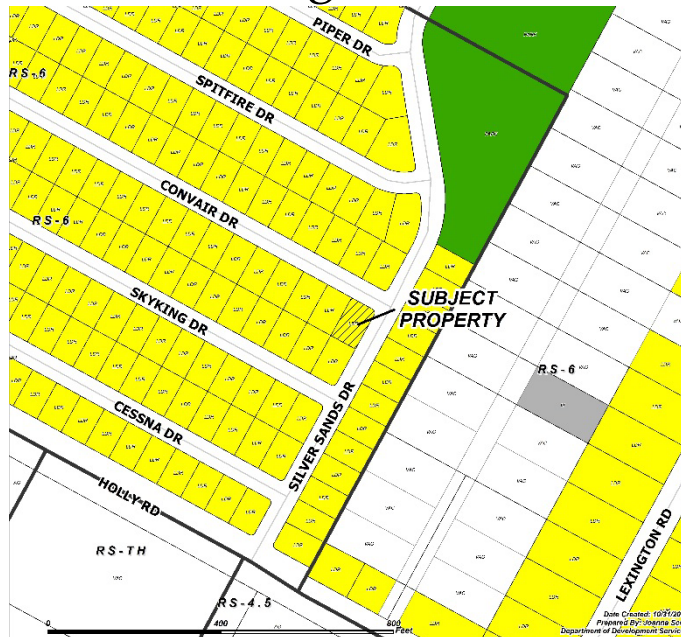


Subject Property at 7469 Convairst Drive

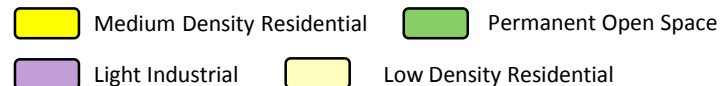
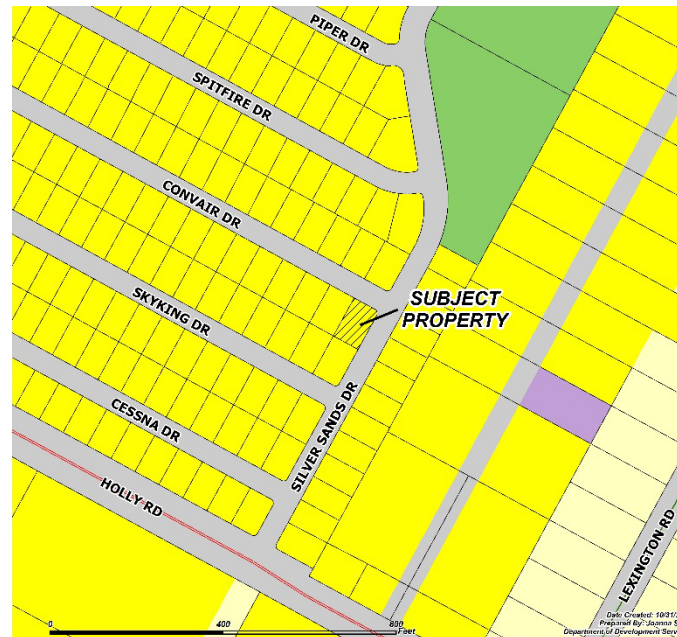




Existing Land Use



Future Land Use





Subject Property, South on Convair Drive





Convair Drive, West of Subject Property





Convair Drive, North of Subject Property





Convair Drive, East of Subject Property



Subject Property





Subject Property, West on Silver Sands Drive





Silver Sands Drive, North of Subject Property





Silver Sands Drive, East of Subject Property





Silver Sands Drive, South of Subject Property





Public Notification

33 Notices mailed inside 200' buffer

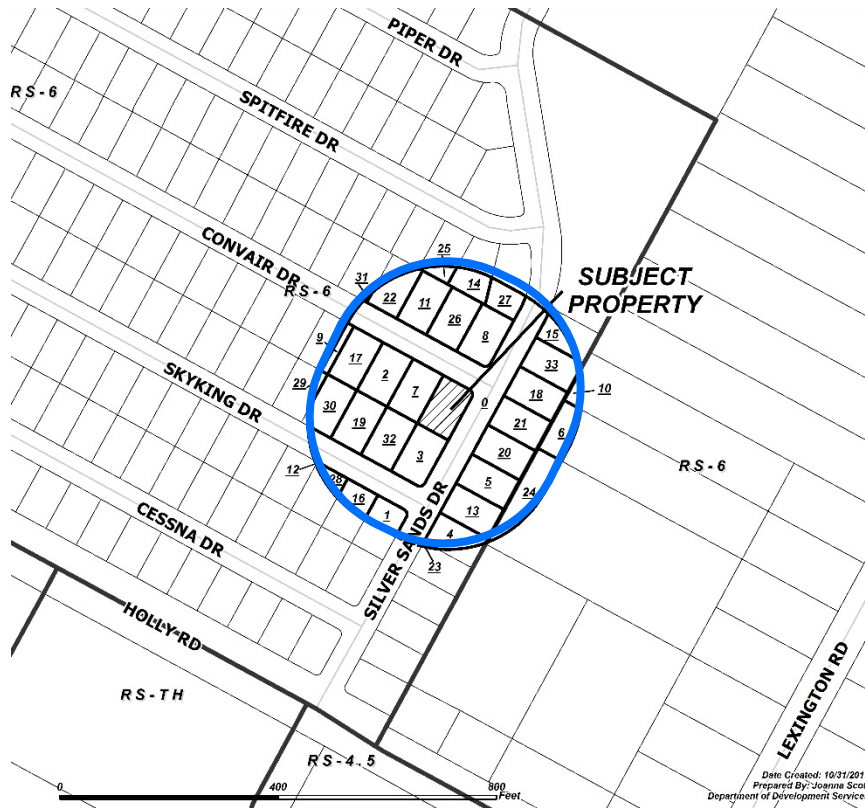
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



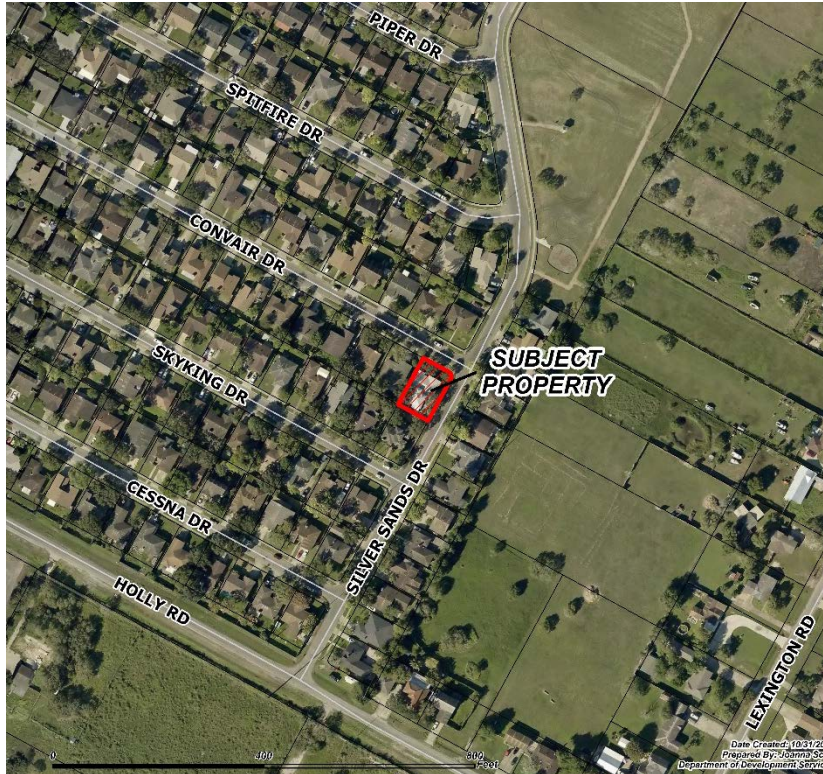


Zoning Pattern





UDC Requirements



Screening: Parking

Parking:
2 per room

Uses Allowed: Single-Family
Residence and a Bed and Breakfast
Home



Bed and Breakfast (BnB)

5.2.8. Bed and Breakfast Home

A bed and breakfast home shall be permitted in accordance with the use tables in **Article 4** subject to the following standards:

- A. Sleeping accommodations shall not exceed five bedrooms and no more than 10 lodgers shall be accommodated at one time, not including the owner-occupied rooms.
- B. Kitchen and dining facilities may be included to provide meals to guests only. No food preparation shall be permitted in guest bedrooms.
- C. Parking in the street yard of a bed and breakfast home shall be prohibited. All parking shall be screened from an adjacent residential use by an opaque fence or a hedge a minimum of 6 feet in height.
- D. In residential districts, no exterior evidence of the bed and breakfast home shall be allowed, except that one attached sign no larger than 1 square foot in area shall be permitted with no additional advertising of any kind allowed on site. In nonresidential districts, the sign provisions of **Section 7.5** shall apply.
- E. The operator shall keep a current request register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
- F. A temporary use permit in accordance with **Section 5.4** shall be required for any party, reception or similar special event that is anticipated to draw more than 10 total guests (including overnight guests) to the bed and breakfast home. Special events subject to the temporary use permit shall be limited to a total of six such functions per calendar year and shall be limited to between the hours of 7 a.m. and midnight. Such events shall be limited to the interior of the bed and breakfast home.
- G. The bed and breakfast home shall be not closer than 1,000 feet to any other bed and breakfast home.



Site Plan





Staff Recommendation

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with conditions.



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Bed and Breakfast Home” as defined by the Unified Development Code (UDC).
2. **Bed and Breakfast Home:** The Bed and Breakfast home shall adhere to all provisions of Section 5.2.8 of the Unified Development Code (UDC).
3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance if the allowed use is discontinued for more than six consecutive months.