

STR DOCUMENT LIBRARY-

CONDITIONAL ACCESSORY/CONDITIONAL USE

SUPPLEMENTAL QUESTIONS FORM

All applications seeking a Tier 2 STR with 210 nights of rental use in the A, R-1, R-2, and R-MF zoning districts or a Tier 3 STR within the M-OF zoning district shall complete these supplemental questions. Failure to fully complete these questions will result in processing delays of the submitted STR application.

General Conditional Use Permit Review Criteria.

- (A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;
I believe the property (1506 Windsor St is zoned as R2 and use as an STR is allowed in R2. Per my understanding the residence meets all Benton-Stephen's overlay conditions.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
My understanding is the use of 1506 Windsor St as an STR is consistent with the comprehensive plan.
- (C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;
The residence is fully compatible with all regulations and overlay definitions in the Benton-Stephen's neighborhood.
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
We restrict all bookings to a maximum of four people and there is adequate street parking to support two or three vehicles.
- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and
No changes are required to support the use as an STR relative to the use as a residence or long-term rental.
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
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Specific Short-term Rental Conditional Use Permit Review Criteria.

- (A) Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?

We use the residence for family guests and we often use for personal use but not as our residence.

- (B) Whether or not there are established STRs within 300 feet of the proposed STR measured in all directions from property lines "as the crow flies".

I believe the closest STR is at 1407 Windsor and I think that is slightly more than 300 ft.

- (C) Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.

We have operated 1506 Windsor as an STR for approx 7 yrs (~700 rentals) and we have never received any complaints from neighbors.

- (D) Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.

We typically host from March to June and then again from September thru November, this is much less traffic than using as a full time rental or primary residence.

- (E) Whether there is support for the establishment of the proposed STR from neighboring property owners.

Our neighbors have been supportive thus far, I will provide written letters of support.