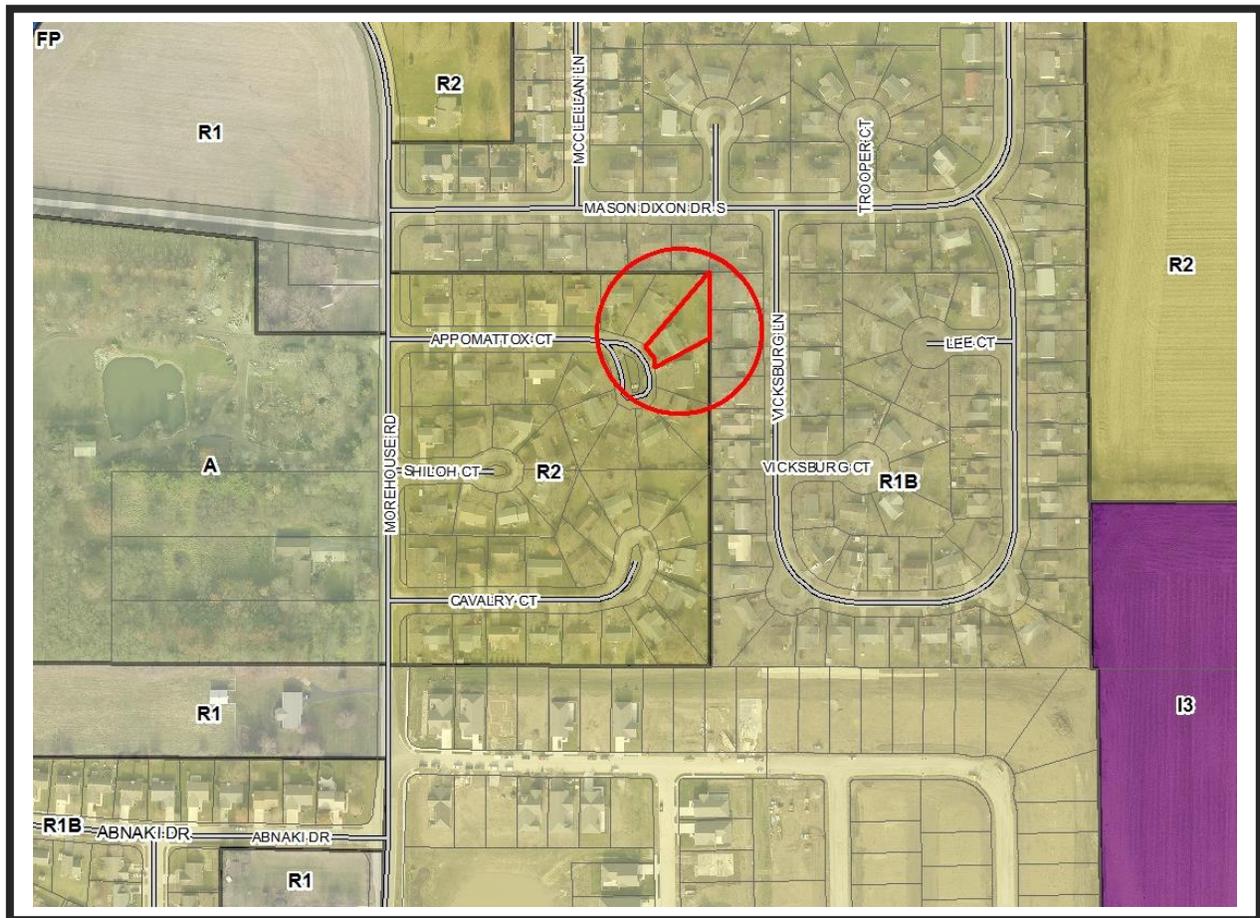

**BZA-1995
PINE LODGE COMPANY
(special exception)**

**STAFF REPORT
September 20, 2018**



**BZA-1995
PINE LODGE COMPANY
Special Exception**

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from owner Wong's Housing and Land Company, is requesting a special exception for a Transient Rental House (SIC 702) on an R2-zoned lot in Kimberly Estates Subdivision. The business would operate 24 hours, seven days a week. The property is currently used as a long-term rental (either as a monthly or an annual lease) and is located at 102 Appomattox Court, Wabash 36 (SW) 24-5.

AREA ZONING PATTERNS:

The property in this request along with adjacent lots to the west and southeast are zoned R2 (Single-Family and Two-Family Residential). R1B zoning exists to the east. The land east of Morehouse Road at this location is zoned residentially. However, Agricultural zoning exists west across Morehouse Road. Flood Plain associated with Hadley Lake is farther to the northwest.

AREA LAND USE PATTERNS:

The lot in the request has a single-family house in the Kimberly Estates subdivision. Surrounding the lot are more single-family homes. A few houses line Morehouse Road to the west across from this subdivision. Morehouse Road also serves other residential subdivisions in the vicinity: Country Squire, Colony Pines, Sagamore Point, Soleado Vista, Hadley Moors, and Lakeville. Land associated with Tippecanoe Memory Gardens is farther to the south.

TRAFFIC AND TRANSPORTATION:

The access to the site is from Appomattox Court which ends in a cul-de-sac. The *Thoroughfare Plan* classifies it as a rural local road. The submitted site plan shows no change for the driveway location for the proposed use.

The parking standard for a Transient Rental House is 2 spaces per dwelling unit. The site plan shows two required spaces on the driveway and one optional space in the attached garage which exceeds the parking requirement for the proposed use.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana American Water and American Suburban Utilities sewer serve the site.

STAFF COMMENTS:

Petitioner is seeking a special exception to use the existing 1084 sq. ft. residential rental (long-term lease) property as a Transient Rental House (a type of short-term rental use that allows renting the property for shorter periods of time). According to the Assessor's

office, the dwelling with an attached garage was built in 1979 and has been used as a rental property since 2014. The property is owned by a company that has several similar rental properties in the Greater Lafayette area. Although in the past this property was rented with a long-term lease (more than 30 days at a time), due to multiple requests from Purdue parents and visitors, the owner would like to use this property as a transient rental. If approved, petitioner plans to rent this furnished three-bedroom house with a queen size bed in each bedroom to a visiting family.

In late 2017, Tippecanoe County adopted an amendment to the ordinance that addresses transient rental accommodations. "Transient Rental House" is a type of short-term rental that does not require the house to be owner-occupied. The transitory nature of a university town fosters unique uses like this where individuals affiliated with the academic realm travel to the Greater Lafayette area for a short term. Particularly parents of international students and out-of-state students (which is 47% of the Purdue student population) travel to the area for various occasions like graduations, holidays, dissertations, games, etc.

There are numerous hotels close to campus including the Union Club Hotel at Purdue. However, only a few hotels, clustered around I-65 and one on the Levee offers suites which are set up like an apartment unit (bedroom, bathroom, kitchen-dining, and living room) that allows a level of comfort and independence for individuals visiting for a few weeks. While this could be an alternative for visitors, its distance from the campus, limited availability during peak seasons and the expensive per night costs deter parents from renting these suites. Staff feels allowing a local business to diversify its service by permitting a short-term rental could provide a substitute space for visiting families to enjoy time here in the comfortable setting of a home. The house in this request was approved and inspected as a single-family home; therefore, a commitment to rent the property in this request to one family at any given time must be recorded before receiving a permit.

As required by the ordinance, the petitioner is not proposing any signage on site nor any change to the exterior of the dwelling that would lessen its appearance as a residence. If this request is granted, the petitioner is required to apply for a permit from the Administrative Officer (Tippecanoe County Building Commissioner) to operate the Transient Rental House.

At its meeting on September 5, 2018 the Executive Committee of the Area Plan Commission voted that granting this request would not substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize the special exception for a Transient Rental House (SIC 702) in the Single-Family and Two-Family Residential zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met. The site plan meets the R2 zone

requirements for lot coverage, vegetative coverage, parking, building height and building setbacks. Furthermore, no change is proposed to the existing structure for this use.

3. Granting the special exception **WILL NOT** subvert the general purposes served by the ordinance because the property would still be used as a rental property for a single-family.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of the following:
 - a. Traffic generation: The traffic generated due to this use would be no different than other homes in this neighborhood because it will be rented to one family at a time;
 - b. Placement of outdoor lighting: No additional lighting is proposed;
 - c. Noise production: Because of the commitment on this property, it cannot be rented to groups of unrelated people but only to one family (as defined in the ordinance). Noise associated with a family renting this home for a short term in a residential neighborhood would be similar to other homes in the area;
 - d. Hours of operation: 24 hours a day, 7 days a week is the same as any other residential use.

STAFF RECOMMENDATION:

Approval with the following recorded commitment and condition:

Commitment

1. The single-family home shall be rented only to one family as defined in the UZO at any given time.

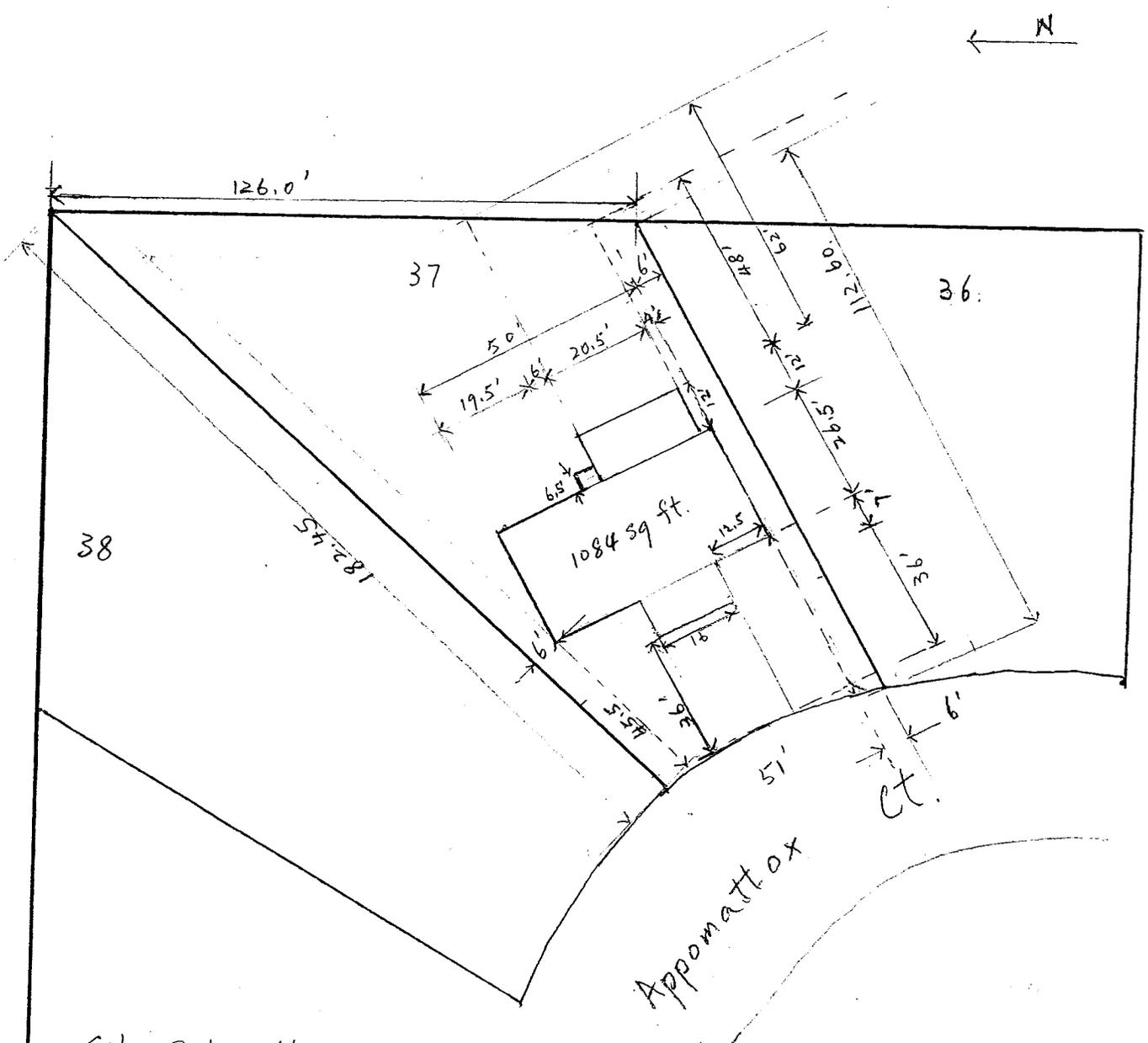
Condition

1. Following the recordation of the commitment, a permit to operate a Transient Rental House must be obtained from the County Building Commissioner.

Note: A special exception approval ceases to be valid if the use is not established (**open for business**) within one year of the date that the special exception was granted.

Roof, Walk, Deck & Drive =	2259.5 sft	23.9 %
Lawn	= 7192.5 sft	76.1 %
<hr/>		
Total	= 9452 sft	

Scale: 1 = 400



Site & Location Plan
 Kimberly Estates PT 1 Lot 37