

Sharon Allen

From: Shannon Tuch
Sent: Tuesday, June 26, 2007 5:14 PM
To: Ashleigh Shuford
Cc: Kim Hamel; Mike Wheeler; Sharon Allen; Kim Hamel; Nathan Pennington; Julia Cogburn; Blake Esselstyn; Jessica Levengood; Alan Glines
Subject: RE: Vacation Rental

In theory, yes.

Since the project area would be zoned CBD it would allow short term rentals (vacation rentals are actually something different more akin to a camping/cabin vacation community that requires 5+ acres, etc.).

The tricky thing is they would have to be careful since Zona would require a level III review with CUP and if the project is represented as strictly "residential" it could pose a problem later so the petitioner would want to clarify that their project could be occupied for any use normally allowed in CBD (to be safe anyway).

Also, I don't know who called you but if it is a prospective buyer, they will want to be careful that the developer doesn't create any restrictions prohibiting short term leases through private condominium homeowner's association. For example, our condo at Lexington Station allows rentals but for periods of not less than 6 months (which is more restrictive than the COA!). A lot of developers will do this to preserve a "residential character" of the building and attract other buyers.

Hope that helps.

ST

From: Ashleigh Shuford
Sent: Tuesday, June 26, 2007 3:32 PM
To: Shannon Tuch
Subject: Vacation Rental

Shannon,

We received a POD call today about vacation rentals/short term rentals. This customer asked if he would be allowed to rent a condo unit in Zona Lofts as a short-term rental. Would this be permitted?

So in other words - is a vacation rental a permitted use under the classification of lodging facility?

I'll send the answer around since there has been much discussion among staff.

Thanks!
Ashleigh