



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN APPLICATION FOR A SPECIAL USE PERMIT AUTHORIZING A SHORT-TERM RENTAL AT 876 EAST SCOTT WAYNE DRIVE

DATE: AUGUST 1, 2022

SUBMITTED BY: CHARLANE WITTE

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owner of the single-family residential dwelling located at 876 East Scott Wayne Drive has applied for a special use permit to operate a short-term residential rental from this same dwelling.

A short-term residential rental is defined by the Nixa City Code as the renting of an entire dwelling, or any portion thereof, for a period of not more than 30 consecutive days, to overnight guests, where the owner is engaged in a contract for the rental of that specific dwelling or any portion thereof.

Analysis

According to Section 117-102(c) of the Nixa City Code, short-term residential rentals may only be issued to a permanent resident for the principal residential structure on the subject property. According to Section 117-102(b), a permanent resident is a property owner or lessee who maintains a dwelling as a primary residence as documented by at least two of five documents including a motor vehicle registration, driver's license, voter registration, tax return, or utility bill. The applicant in this case has provided a motor vehicle registration and a voter identification card as evidence of their status as a permanent resident at 876 East Scott Wayne Drive.

Other codified requirements include that the short-term residential rental must be at least 150 feet from another short-term residential rental and that the location is within either the R-1, R-3 or R-4 zoning districts. The property subject to this application is located within the R-1 district and is not located within 150 feet of another approved short-term residential rental.

Recommendation

Staff recommends the approval of this special use permit.

SUP 22-003



Proposed Location of Short-Term Rental



	Lots
	R-1
	R-3

