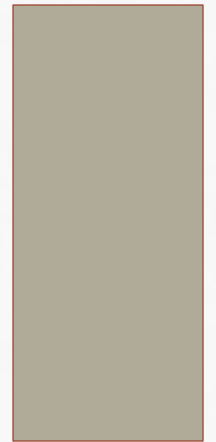


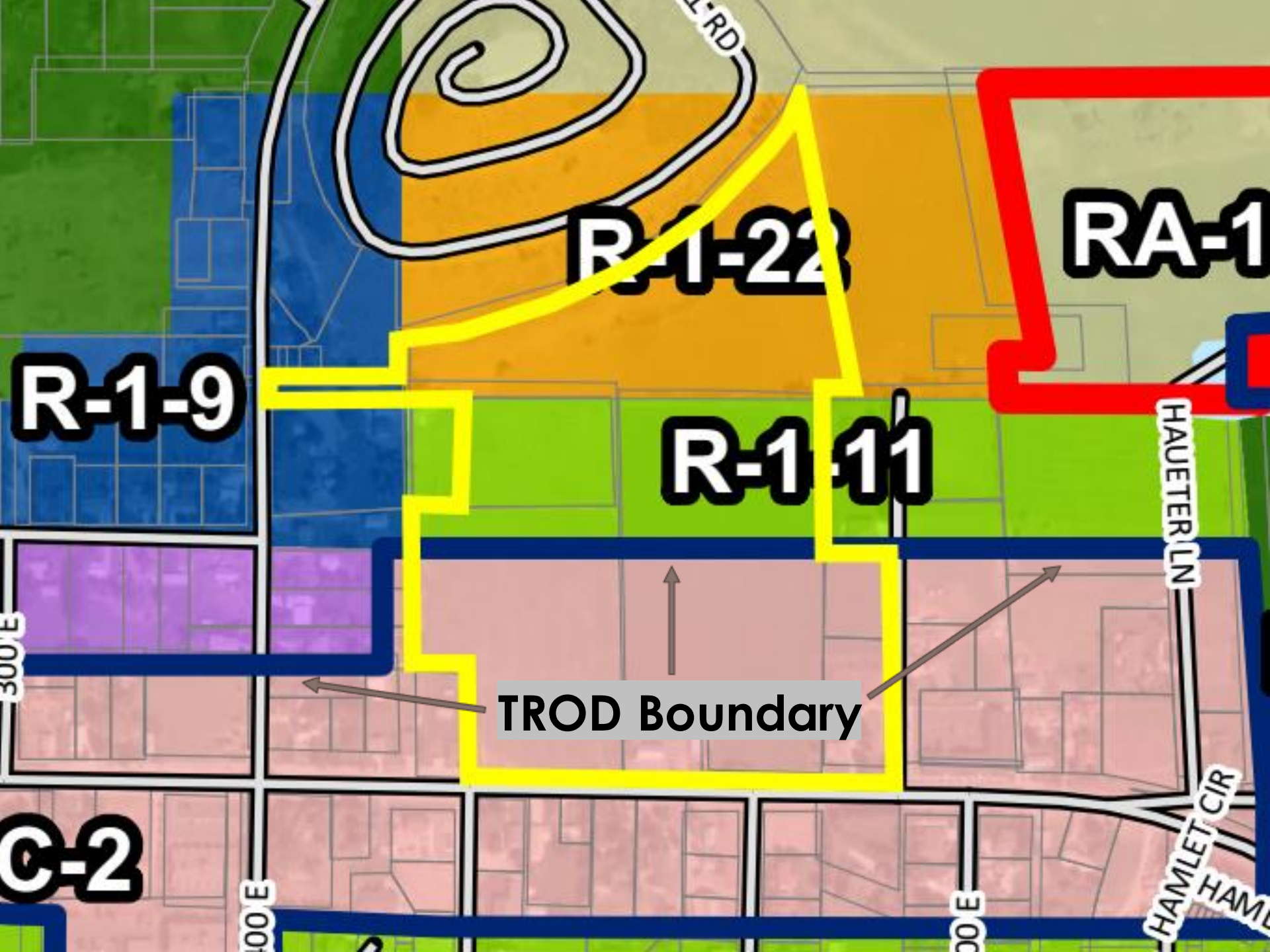
THE VILLAGE AT MIDWAY

TRANSITIONAL USE DETERMINATION



TRANSITIONAL USE DETERMINATION

- Request that uses in the Transient Rental Overlay District (TROD) extend to more units in The Villages
- TROD allows for short-term rentals from 2-30 days
- If approved, exhibits in the Master Plan Agreement and in the Development Agreements for Phases 1 & 2 must be replaced
- Currently 57 units may apply for CUP approval for short-term rental
- If approved, 16 more units will be allowed to apply for CUP approval for short-term rental



R-1-22

RA-1

R-1-9

R-1-11

HAUETER LN

TROD Boundary

C-2

1000 E

1000 E

HAMLET CIR
HAMLET

Transient Overlay: Existing TRD Line



Lots in the TRD Zone (Nightly Rentable)

- | | |
|---------|----------|
| Unit 1 | Unit 33 |
| Unit 2 | Unit 34 |
| Unit 3 | Unit 35 |
| Unit 4 | Unit 36 |
| Unit 5 | Unit 37 |
| Unit 6 | Unit 38 |
| Unit 7 | Unit 39 |
| Unit 8 | Unit 40 |
| Unit 9 | Unit 41 |
| Unit 10 | Unit 42 |
| Unit 11 | Unit 43 |
| Unit 15 | Unit 44 |
| Unit 16 | Unit 45 |
| Unit 17 | Unit 101 |
| Unit 18 | Unit 130 |
| Unit 19 | Unit 131 |
| Unit 20 | Unit 132 |
| Unit 21 | Unit 133 |
| Unit 22 | Unit 134 |
| Unit 23 | Unit 135 |
| Unit 24 | Unit 136 |
| Unit 25 | Unit 137 |
| Unit 26 | Unit 138 |
| Unit 27 | Unit 139 |
| Unit 28 | Unit 140 |
| Unit 29 | Unit 141 |
| Unit 30 | Unit 142 |
| Unit 31 | Unit 143 |
| Unit 32 | |

- TRD Line
- TRD Zone

Transient Overlay: Proposed Change (Planning Rec.)



Lots in the TRD Zone (Nightly Rentable)

Unit 1	Unit 33	Unit 12
Unit 2	Unit 34	Unit 13
Unit 3	Unit 35	Unit 14
Unit 4	Unit 36	Unit 46
Unit 5	Unit 37	Unit 47
Unit 6	Unit 38	Unit 48
Unit 7	Unit 39	Unit 49
Unit 8	Unit 40	Unit 50
Unit 9	Unit 41	Unit 99
Unit 10	Unit 42	Unit 100
Unit 11	Unit 43	Unit 102
Unit 15	Unit 44	Unit 125
Unit 16	Unit 45	Unit 126
Unit 17	Unit 101	Unit 127
Unit 18	Unit 130	Unit 128
Unit 19	Unit 131	Unit 129
Unit 20	Unit 132	
Unit 21	Unit 133	
Unit 22	Unit 134	
Unit 23	Unit 135	
Unit 24	Unit 136	
Unit 25	Unit 137	
Unit 26	Unit 138	
Unit 27	Unit 139	
Unit 28	Unit 140	
Unit 29	Unit 141	
Unit 30	Unit 142	
Unit 31	Unit 143	
Unit 32		

-  TRD Line
-  TRD Zone
-  Proposed TRD

Proposed TRD:

- Simple
- Follows Roads
- Shared Parking
- Within 100ft
- More Units

TRANSITIONAL USE DETERMINATION

- Section 16.13.30
 - Uses which are permitted on either portion of a lot which lot is divided by a zone boundary line or which is coterminous with a zone boundary line may be permitted to extend to the entire lot, but not more than 100 feet beyond the boundary line of such zone in which such use is permitted. Before a permit for such a use may be granted, however, the City Council must find that the General Plan of zoning will be maintained and that a more harmonious mixing of uses will be achieved thereby.

TRANSITIONAL USE DETERMINATION

- Before the City Council can extend the TROD uses by up to 100', the City Council must find the following:
 1. The General Plan of zoning will be maintained.
 2. That a more harmonious mixing of uses will be achieved thereby.

TRANSITIONAL USE DETERMINATION

- Benefits
 - Transient rental tax
 - Resort tax
 - Residual taxes
 - Helps local economy
 - Revenue source for owners
- Drawbacks
 - Added competition for resorts and other short-term rentals
 - Can be disruptive to the neighborhood
 - Nearest neighbors are hundreds of feet away
 - In some cases, short-term rentals reduce the availability of moderate-income housing
 - The units in The Village won't qualify as moderate-income housing

POSSIBLE FINDINGS

- The General Plan of zoning will be maintained
- A more harmonious mixing of uses will be achieved
- The property is dissected by the TROD
- Short-term rentals positively impact Midway in terms of transient rental taxes, residual tax impacts such as sales tax, local economy, and the ability to qualify to collect the resort tax
- It appears there will be a minimal, if any, impact on the existing neighbors