



Presenter:
Jared Ecklund-Senior Planner



Amo Enterprises, LLC

2820 Vermilion Dr.




Request



- ▶ Approval for a short term rental as a Residential Use-Class II.
- ▶ The use requires a conditional use permit because the property is located in a Residential zone district and the property does not conform to the minimum zoning requirements.

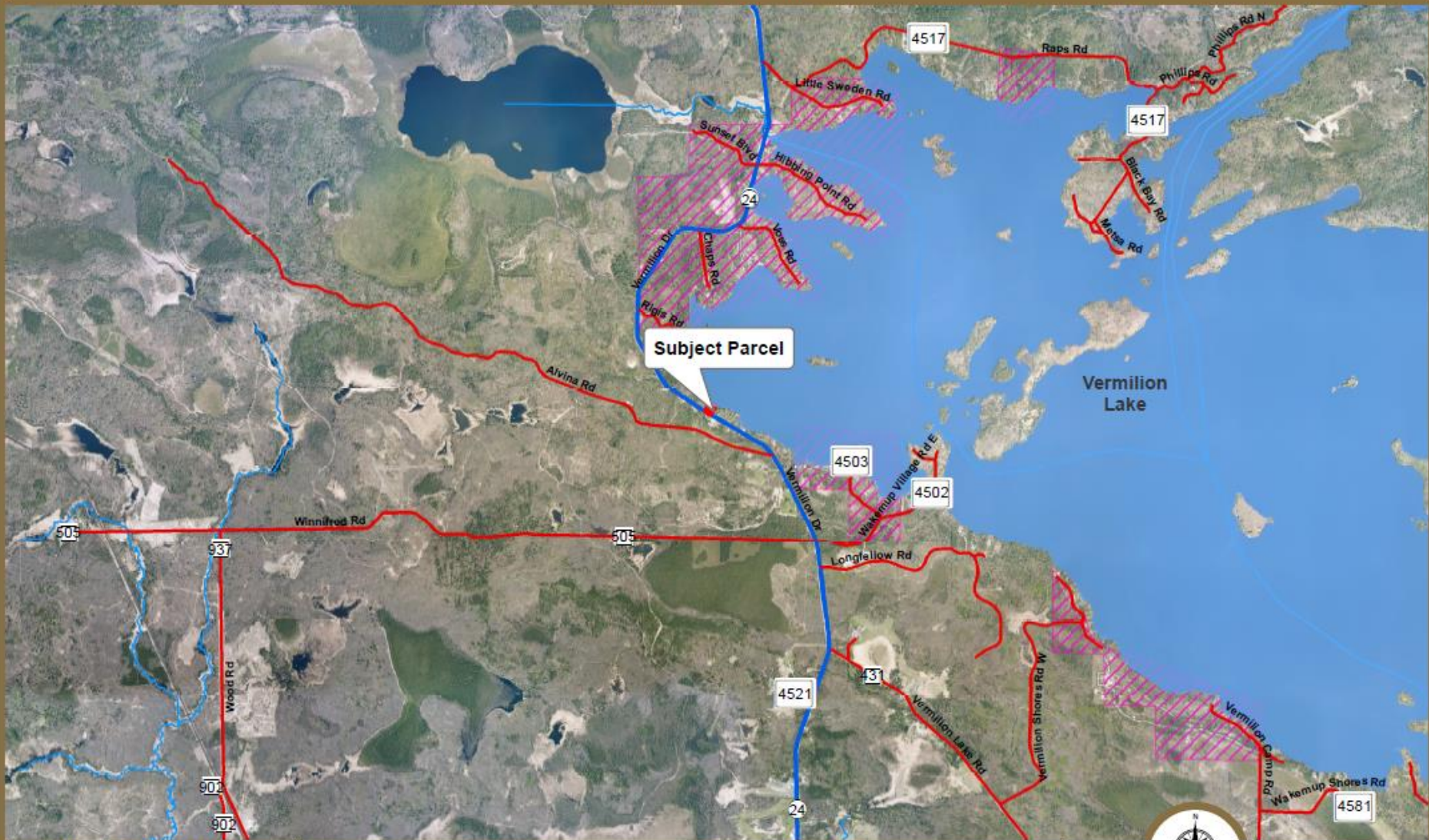


Development Details

- ▶ The development on the property consists of a dwelling, accessory dwelling (bunkhouse), and a small garage.
- 

St. Louis County

April PC Meeting

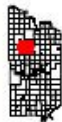


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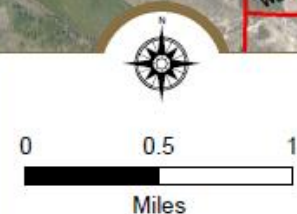
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Amo Enterprise
Location Map
PIN:250-0110-00210



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Amo Enterprise

Zoning Map

PIN:250-0110-00210



0 300 600
Feet



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Site Map



0 20 40 60
Feet



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*Applicant Name: Joe Amundson
*Site Address: 2820 Vermilion Drive
*PIN:



Pole Barn

Garage

Parking

Driveway

Hwy 24

Vegetation

Garage

Neighbor Driveway

Driveway

Out Building

Home

Neighbor

Neighbor

220 FT

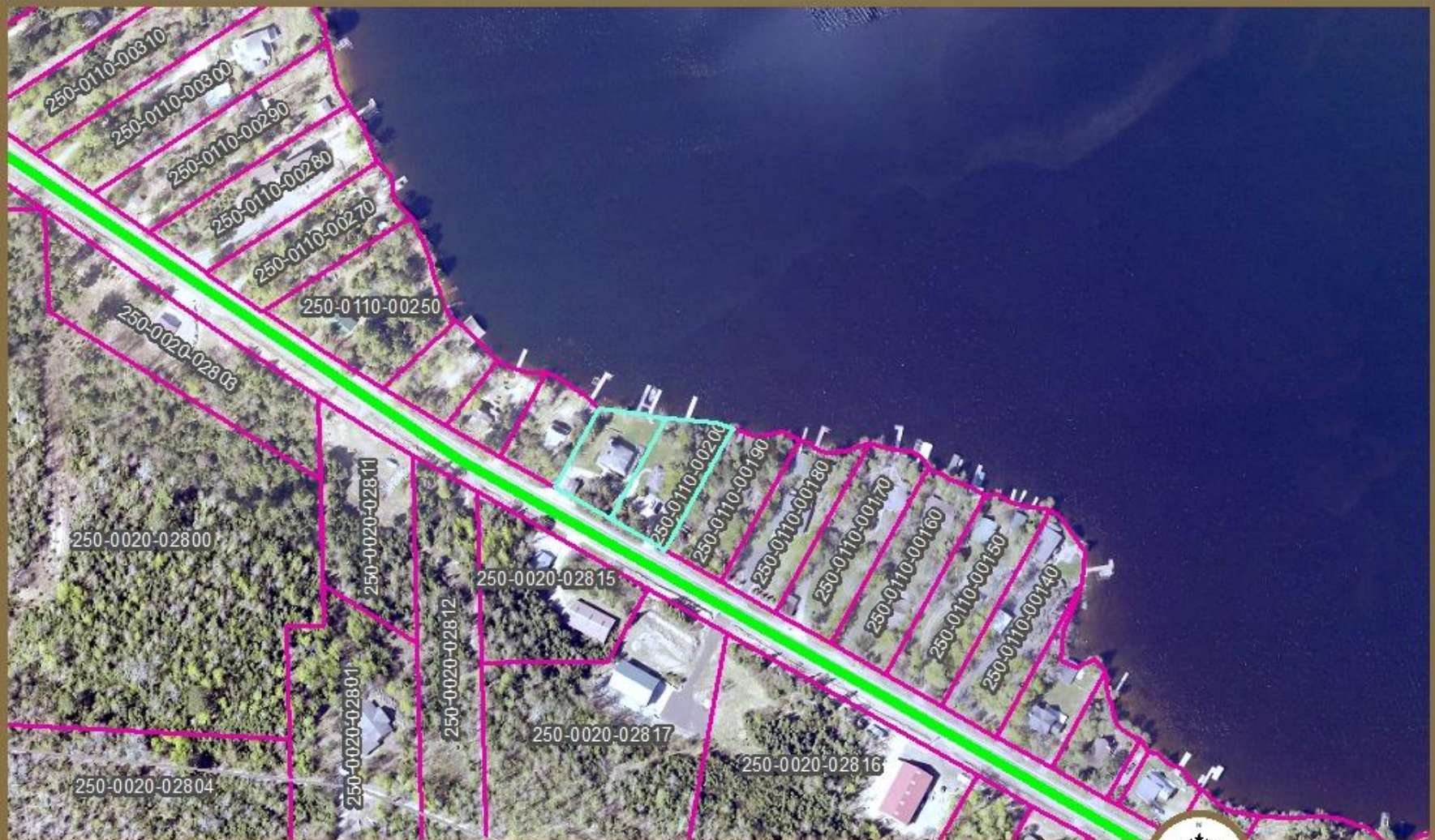
220 FT

85 FT

85 FT

Take
200 FT

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Site Map

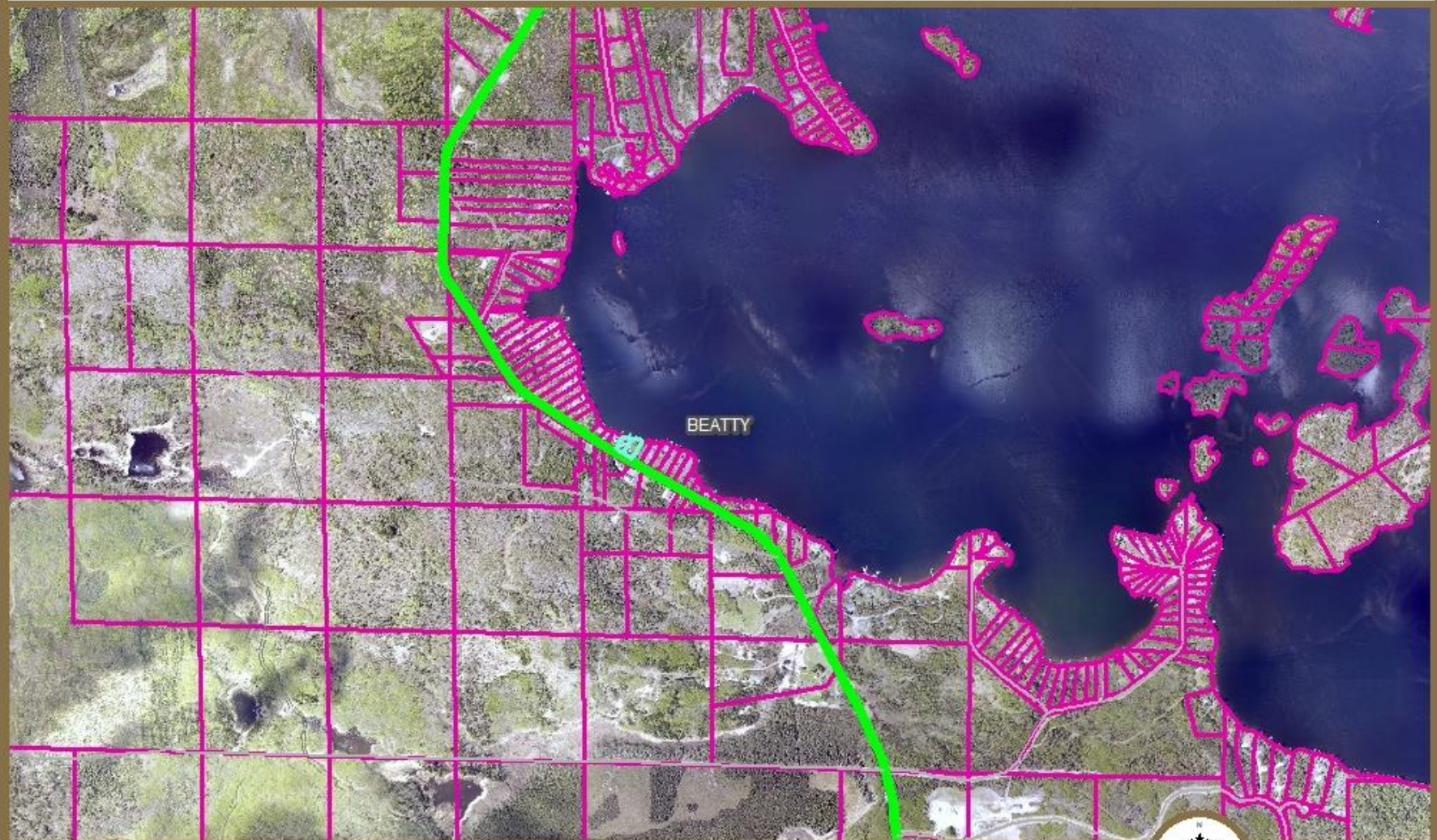


0 90 180 270
Feet



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Site Map

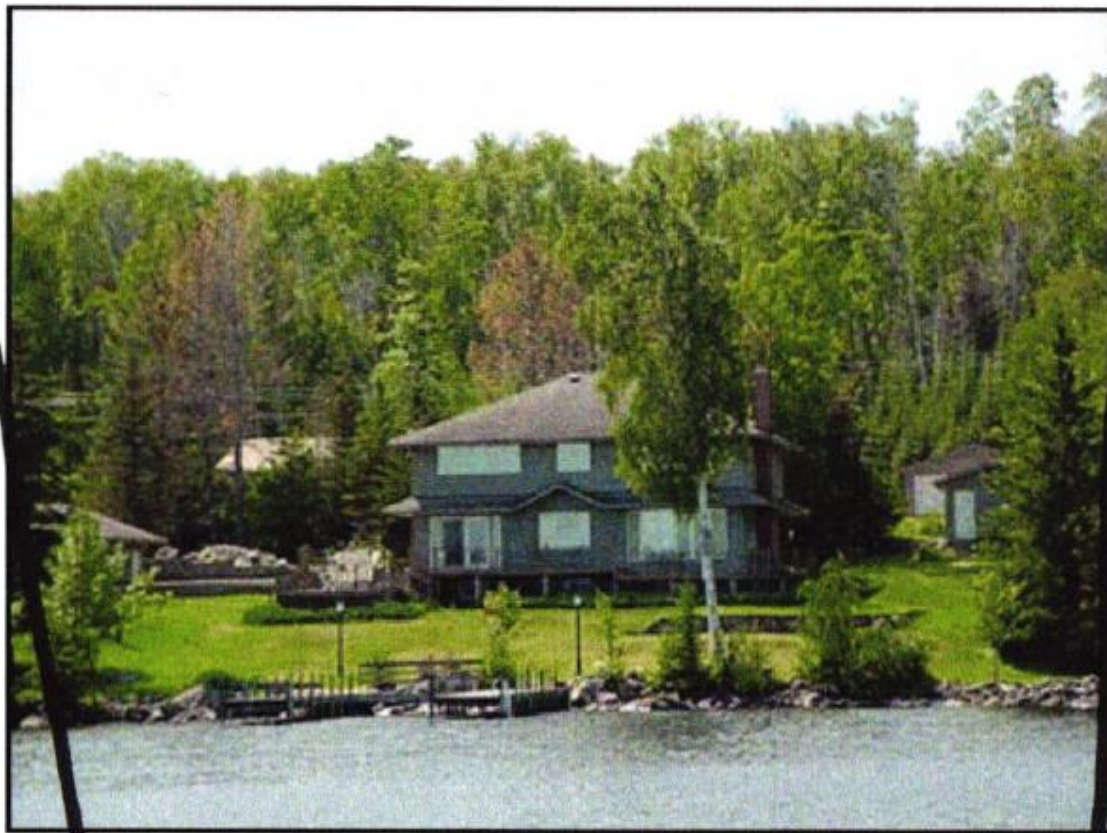


0 610 1,220 1,830
Feet



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East
Property
Line



West
Property
Line

Photos of the
Structures on the
Property





Parking Area





Facts and Findings



Plans and Official Controls

- ▶ St. Louis County Zoning Ordinance 62, Article III, Section 3.2 states that the minimum lot dimensions for a RES-9 zone district is 1.0 acre and 150 feet of width.
 - ▶ The subject property meets the minimum width requirements, but does not meet the minimum acreage requirement.
- ▶ St. Louis County Zoning Ordinance 62, Article VI, Section 6.32 A. 7. states that that a conditional use permit is required for a short term rental dwelling unit that is located in a residential zone district parcel that does not meet the minimum zoning requirements..
 - ▶ St. Louis County Short Term Rental standards require additional standards in residential zoned areas; if the residential standards cannot be met, a conditional use permit is required.
 - ▶ In this case, the subject property does not meet the additional standard for residential zoned property that states the parcel must meet zoning minimum requirements.
- ▶ Objective ED-2.1 of the St. Louis County Comprehensive Plan is to recognize and ensure regulatory fairness across a thriving lodging industry that includes hotels, bed and breakfasts, and vacation rentals.



Neighborhood Compatibility

- ▶ The subject parcel is zoned RES-9. The surrounding parcels are also zoned RES-9.
 - ▶ Short term rental is an allowed use in a residential zone district provided all standards are met or a conditional use permit is granted.
- ▶ The majority of the surrounding parcels are used residentially including both parcels adjacent to the subject parcel.



Orderly Development



- ▶ The subject parcel is located on Lake Vermilion which has a wide variety of uses, including residential and resort type uses.
 - ▶ There are several resorts along Vermilion Drive in this general area.
- ▶ The majority of the parcels along Vermilion Drive in this area are zoned residential.
 - ▶ Few of the parcels in this area meet both the minimum acreage and width requirements.
 - ▶ Due to the underlying zoning, future development is expected to consist of primarily residential use, which could include other short term rentals.
- ▶ A short term rental use can benefit the County with supplying additional lodging options for tourists/residents as well as contributing to the County lodging tax base.



Desired Pattern of Development

- Development in the surrounding area is primarily residential use.
- The underlying zoning of residential limits certain uses and is intended for areas in the county with extensive residential development or potential for extensive residential development.
- Development patterns in this area are expected to primarily be residential.
 - Proposed short term rental uses are expected to be part of development patterns.
- The conditional use permit process allows other landowners in the area to provide feedback on the proposed short term rental.
- The proposed intended days for rental as a short term rental does not constitute a commercial use.




Other Factors

- ▶ The property has been used as a short term rental prior to St. Louis County adopting standards.
 - ▶ The applicant is applying for a conditional use permit in order to fulfill new St. Louis County requirements.



Planning Commission Criteria for Approval of a Conditional Use Permit

- 
1. Does the use conform to the land use plan?
 2. Is the use compatible with the existing neighborhood?
 3. Will the use impede the normal and orderly development and improvement of the surrounding area?
 4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?
 5. What, if any, other factors should be take into consideration on this case?



Recommended Conditions, if Approved

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow conditional use permit for a Short Term Rental as a Residential Use-Class II, the following conditions shall apply:

1. All other short term rental standards shall be met.
2. All SSTS requirements shall be met.
3. All other local, state, and federal standards shall be met.



Correspondence





Planning Commission



Questions?





Public

➤ Questions?

