

MEETING DATE: June 8, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Kansas City Property Solutions, LLC

CASE NUMBER/REQUEST: Case 21-400-05 – Home Business Permit – 1734 S. Northern Boulevard – Kansas City Property Solutions requests approval to operate a short-term rental business

APPLICANT: April Preston for Kansas City Property Solutions, LLC

OWNER: Royal Oaks Investment Group

PROPERTY ADDRESS/LOCATION: 1734 S. Northern Boulevard

PROPERTY ZONING: ARTS (Arts District)

SURROUNDING ZONING/LAND USE:

- N:** R-12 (Two Family Residential), ARTS; single family homes, church
- S:** R-12; Church, single family homes
- E:** R-12, ARTS; Various commercial and residential uses
- W:** R-12, C-2 (General Commercial), ARTS; single-family residences

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed on May 18, 2021
- Notification signs were posted on the property on May 18, 2021

FURTHER ACTION:

- Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends **APPROVAL** of this Home Business with the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
 2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
 3. The property must have its own trash service and not use an off-site trash pick-up.
 4. As the circle drive north of the house is newly poured gravel and is not a paved, all-weather surface, it cannot be used for parking unless it's properly paved.
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5. The maximum occupancy of the premises is limited to six people.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Kansas City Property Solutions, LLC (KCPS) seeks to operate a short-term rental at its property at 1734 S. Northern Boulevard.

Current Use:	Single-Family residence	Proposed Use:	Short-term rental
Acreage:	0.54 acres+/-		

ANALYSIS

BACKGROUND:

This house, an older stone structure of a Prairie influenced bungalow design, was constructed in the early part of the 20th century. It's a single-story building containing roughly 1,200 SF and faces S. Northern Boulevard. A 100+ foot long concrete driveway adjoins the house on its northern side.

Number of guests - The applicant's letter indicates that 'Stonehouse' contains two bedrooms and a single bathroom. While KCPS seeks to have an occupancy of eight total guests, a maximum of six is more applicable due to the number of bedrooms. This business will be advertised on the Airbnb web site.

Parking - The long driveway can accommodate up to five cars. Further, street parking is legal, but should not be necessary. As the circle drive north of the house is newly poured gravel and is not a paved, all-weather surface, it cannot be used for parking unless it's properly paved.

Loud/unruly guests/complaints - The applicant states its business office is just a few blocks from this site and their employees pass the house to and from work and home. Also, long-time neighbors have the company's phone number to call in case of emergency.

The site has been inspected and approved by the City Fire Department. The applicant states it will provide the required safety items outlined in Code Section 14-420-5A.

EXHIBITS

1. Applicant's letter
2. Building/Fire inspection
3. Aerial site plan
4. Property owner notification list and affidavit
5. Zoning map