

MEETING DATE: September 14, 2021

STAFF: Brian Harker, Planner

PROJECT NAME: Independence Short-Term Rental

CASE NUMBER/REQUEST: Case 21-400-10 – Short-Term Rental – 4300 S. Liberty Street – Elgin Edmondson requests approval to operate a short-term rental business

PROPERTY ADDRESS/LOCATION: 4300 S. Liberty Street

APPLICANT/PROPERTY MANGER: Elgin Edmondson

PROPERTY MANGER ADDRESS: 1700 E. 48th Terrace, KCMO

OWNER: Crossland Properties

PROPERTY OWNER ADDRESS: 3965 W. 83rd Street, Prairie Village, KS

PROPERTY ZONING: R-6 (Single-Family Residential)

SURROUNDING ZONING/LAND USE:

N/S/E: R-6 (Single-Family Residential)...single family homes
West: I-1 (Industrial)...commercial building

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed on August 26, 2021
- Notification signs were posted on the property on August 27, 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. The property has a single-car garage, a driveway with room for two cars and a parking location in the street.
 5. The maximum occupancy of the premises is limited to six adults (10 total).
 6. All dead and diseased trees will be removed.
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7. The driveway shall be repaired/repaved to the edge of pavement.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Elgin Edmondson requests approval to operate a short-term rental business.

Current Use:	Single-Family residence	Proposed Use:	Short-term rental
Acreage:	7,894-square feet		

ANALYSIS

BACKGROUND:

The property contains an 864-square foot, small ranch home with a single-car garage. It has a narrow single-wide car driveway leading from the street to the garage across a roughly 25-foot front yard. The home's roughly 72-foot deep back yard abuts an industrial district.

Number of guests - The applicant's letter indicates that the home contains three bedrooms. While Mr. Edmondson seeks to have an occupancy of seven total guests, a maximum of six is adults is applicable due to the number of bedrooms. This business will be advertised on the Airbnb and VRBO web sites.

Parking –The property has a single-car garage, a driveway with room for two cars and a parking location in the street. Further, the driveway should be repaired and/or repaved.

Loud/unruly guests/complaints – Guests will receive one warning from the property manager and after that, they will be asked to vacate the premises without refund. Security cameras will be installed in front and behind the house.

EXHIBITS

1. Applicant's letter
2. Aerial site plan
3. Affidavit
4. Property owner notification letter/List
5. Nearest short term rental location map