

MEETING DATE: March 22, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: Truman Birth Home Bed & Breakfast

CASE NUMBER / REQUEST: Case 22-200-03 – Special Use Permit – 909 W. Waldo Avenue – Spencer Rosenbaum requests approval to operate a Bed and Breakfast

APPLICANT/OWNER: Spencer Rosenbaum

PROPERTY ADDRESS: 909 W. Waldo Avenue

SURROUNDING ZONING/LAND USE:

N/S/W: R-6 (Single-Family Residential)...Single-Family residences

East: R-6 (Single-Family Residential)...church

PUBLIC NOTICE:

- Letters to adjoining property owners – March 4, 2021
- Public notice published in the Independence Examiner – March 4, 2021
- Sign posted on property – March 4, 2021

FURTHER ACTION:

Following action by the Planning Commission, this Special Use Permit request is scheduled for first reading by the City Council on April 4, 2022 and the public hearing/second reading on April 18, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this application with the following conditions:

1. The Bed and Breakfast shall obtain a business license in accordance with all City Code and comply with Section 5.01.004 (Article 1, Chapter 5) of the City Code. The business license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards required by Section 14-420 of the City Code.
3. A Reduced Pressure Zone (RPZ) backflow device will be required to be installed on the building's water service line just inside the building before any tees or wyes. This will provide the adequate backflow protection for the building.
4. Once the backflow prevention device is installed, the Independence Water Department will need to be sent a current test form (2022) for the backflow device to show that it has passed and is working correctly.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Spencer Rosenbaum seeks approval to operate a Bed and Breakfast at 909 W. Waldo Avenue.

Current Zoning: R-6

Current Use: Residence

Acreage: 0.23-acres

Proposed Use: Bed and breakfast

Building Square Foot: 3,044-square feet

BACKGROUND:

The proposed bed and breakfast property contains a 3,044-square foot historic home. It was Harry Truman's boyhood home. The house is a five-bedroom, three-bathroom home. Two bedrooms and a bathroom will be used by guests.

The property has a paved one-car driveway off of River Boulevard and another one-car gravel driveway off of Waldo Avenue, both leading to a garage at the southeast corner of the property that can easily support parking for four paying customers and the residents themselves. The existing gravel driveway along the eastern property line will not be used for guest parking.

This business will likely be advertised on the City's tourism and VRBO web sites. VRBO guests are vetted and the owner has the right to deny a stay for any reason. Before all bookings, occupants will be notified of house rules and consequences of breaking those rules.

The property will need to meet all applicable permitting and meet the Fire and Life Safety Inspection. The applicant indicated he will use a trash collection service.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposed use could help support the economic prosperity of the nearby Truman Historic District and Square by giving tourists and visitors a place to reside while in the area.

Comprehensive Plan Guiding Land Use Principles:

The City Comprehensive Plan recommends Residential Urban Neighborhood use for this site. This segment of Waldo Avenue has had residential zoning and uses for decades and is expected to remain as such for the foreseeable future.

Historic and Archeological Sites: While Harry Truman's Birthplace is an historic home located in the National Historic District, it is not in the Truman Neighborhood Historic Preservation Overlay District and thus was not reviewed by the Heritage Commission. Further, the property does not have a historic landmark designation.

Public Utilities: All utilities are present on the site and operational.

REVIEW CRITERIA

Recommendations and decisions on special use permit applications must be based on consideration of all of the following criteria:

1. Compatibility of the proposed use with the character of the neighborhood.

This is a residential neighborhood comprised primarily of single-family dwellings and a church. The use of this historic home as planned by the applicant, should be compatible with these less-intensive uses in this established neighborhood.

2. The extent to which the proposed use is compatible with the adjacent zoning and uses.

A Bed and Breakfast should have minimal impact on the area.

3. The impact of the proposed use on public facilities.

All public facilities are in place here and this proposed business is not a significant consumer of water, sanitary sewer, and electricity services.

4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.

This Special Use Permit would allow an additional land use not already permitted by right in this R-6 residential district.

5. The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.

A Bed and Breakfast, it is not expected to affect any of these issues.

6. The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.

As this is a developed site, these concerns should not be an issue.

7. The extent to which there is a need for the use in the community.

With the home's historic nature, it's location near the Truman Historic District and the other historic assets in the community, there appears to be a need for this type of business in the city.

8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.

If approved with a special use permit, the application appears to satisfy the requirements Section 14-416 of the Unified Development Ordinance.

9. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

This is an long existing property, all public facilities in place and operational.

10. Conformance of the proposed use to the comprehensive plan and other adopted plans and policies.

The City's Comprehensive Plan envisions Residential Urban Neighborhood use for this site.

11. The extent to which the use will impact sustainability or revitalization of a given area.

As mentioned previously, this special use permit would allow utilization of the home in a manner that can help sustain the historic character of the neighborhood.

EXHIBITS

1. Applicant Letter
2. Application
3. Affidavit
4. Address List
5. Aerial Photo
6. Drawing
7. Comp Plan Map
8. Zoning map