

MEETING DATE: April 12, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: Beck Short-Term Rental

CASE NUMBER/REQUEST: Case 22-400-03 – Short-Term Rental – 3419 S. Denton Road – Brian Beck requests approval to run a Short-Term Rental

PROPERTY ADDRESS/LOCATION: 3419 S. Denton Road

APPLICANT/OWNER/PROPERTY MAINTENANCE: Brian Beck, Beck Realty, LLC

APPLICANT/OWNER'S ADDRESS: 503 Oakwood Lane, Grain Valley, MO 64029

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

SURROUNDING ZONING/LAND USE:

North: R-6; Single family residential
South: R-6; Single family residential
East: R-6; Single family residential
West: R-6; Blue Ridge Baptist Church

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 24, 2022
- Notification signs were posted on the property on March 24, 2022

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 Short-Term Rental 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 maximum occupancy of the premises is limited to 6 adults (10 total).
 4. The owner of the rental will provide means to address immediate emergencies and disturbances on the property.
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5. If the existing gravel driveway along the southern property line is used for parking, then it must be paved. Applicant must notify potential tenants that the gravel parking cannot be used.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Brian Beck requests approval to operate a Short-Term Rental.

Current Use:	Single-Family residence	Proposed Use:	Short-Term Rental
Acreage:	18,856-square feet		

ANALYSIS

BACKGROUND:

The proposed rental property contains a 1,878-square foot home. It is ranch style home with a large, semi-screened deck and a large accessory garage. This business will be advertised on the AirBnB and VRBO web sites.

Number of Guests - The applicant's letter indicates that the home contains three bedrooms. The letter states that the home could be occupied by 8 people. The UDO limits guests to no more than two adults per bedroom (6-adult guests) and 10-guests total.

Parking – The paved one-car driveway and garage can accommodate three vehicles. Only three vehicles will be allowed on the property. The existing gravel driveway along the southern property line may be used for parking only if paved. There is legal parking along the street, however the road surface is narrow and flanked by ditches.

Loud/Unruly Guests/Complaints/Security – AirBnB and 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 applicants will provide the neighbors with contact information. There will be periodic checks of the property. No parties or events will be allowed. If these rules are broken, occupants will be asked to leave without a refund.

The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection. According to City records there are no other Short-Term rentals on this block, and it is in compliance with the density limitations of the UDO. Ted's Trash Service will provide trash collection.

EXHIBITS

1. Application
2. Application Letter
3. Notification Letter
4. Affidavit
5. Addresses
6. Drawing
7. Aerial Image

8. Nearest STR Map
9. Fire Department Inspection