

MEETING DATE: April 12, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: G4 Square LLC DBA Three Trails Lofts

CASE NUMBER/REQUEST: Case 22-400-04 – Short-Term Rentals – 208½ W. Lexington Avenue – Travis & Abrielle Gensler request approval to run Short-Term Rentals

PROPERTY ADDRESS/LOCATION: 208½ W. Lexington Avenue

APPLICANT/OWNER/PROPERTY MAINTENANCE: Travis & Abrielle Gensler

APPLICANT/OWNER'S ADDRESS: 22801 NW Ashford Ct, Blue Springs MO

PROPERTY ZONING: C-2 (General Commercial)

SURROUNDING ZONING/LAND USE:

N/S/E/W: C-2...retail, services, office and restaurants

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 these Short-Term Rentals with the following conditions:

1. The Short-Term Rentals 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 shall both be limited to 4 adults (10 persons total per unit).
4. The owner of the rentals will provide means to address immediate emergencies and disturbances on the property.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Travis & Abrielle Gensler request approval to operate Short-Term Rentals.

Current Use: Apartments
Rental Area: 2,000-square feet

Proposed Use: Short-Term Rental

ANALYSIS

BACKGROUND:

The proposed 2,000 square foot, second floor, rental property consists of two, two-bedroom lofts located above a rental store at 208 W. Lexington Avenue. The applicant will register them as AirBnBs but may expand to include them as VBRO and Booking.com bookings in the future.

Number of Guests – Given there will be two, two-bedroom lofts, each Short-Term Rental could house 4 adults and 10-persons total.

Parking – Within the area of the loop road around the Independence Square (Memorial Drive, Walnut Street, Spring Street and White Oak Avenue), the UDO does not require off-street parking. However, within 20 feet of the property's second floor access, is a large public parking lot to provide the off-street parking required by the code for Short-Term Rentals.

Loud/Unruly Guests/Complaints/Security – AirBnB guests are vetted and the owner has the right to deny a stay for any reason. The building contains a Minut noise & occupancy monitoring device that prevents parties and neighbor complaints by automatically warning guests they have exceed an acceptable decibel level and alerting us in real time if an issue is occurring. (See www.minut.com)

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 they are in compliance with the density limitations of the UDO. The building provides a dumpster for the tenants. Refuse will be removed after each guest stay.

EXHIBITS

1. Application Letter
2. Application
3. Notification Letter
4. Affidavit
5. Addresses
6. Aerial Image
7. Nearest STR Map
8. Fire Department Inspection