

MEETING DATE: April 26, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Kevin Allgeyer, Little Buddy, LLC

CASE NUMBER/REQUEST: Case 22-400-05 – Short-Term Rental – 16308 E. 31st Terrace S.

PROPERTY ADDRESS: 16308 E. 31st Terrace S.

APPLICANT/OWNER: Kevin Allgeyer, Little Buddy, LLC

PROPERTY MANAGER: Rob Scarborough

PROPERTY ZONING: R-6 (Single Family Residential)

SURROUNDING ZONING/LAND USE:

N/S/E/W: R-6; single family homes

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed April 7, 2022
- Notification signs were posted on the property, April 6/7, 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 be limited to six adults with a combined total of ten persons.
4. The gravel parking area adjacent to the house/driveway cannot be used for guest parking unless it is paved with a hard, all-weather surface (asphalt, concrete).
5. The owner of the rentals will provide means to address immediate emergencies and disturbances on the property.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Kevin Allgeyer, Little Buddy, LLC, seeks approval of home business permit to operate a short-term rental at 16308 E. 31st Terrace S, nicknamed 'Delores' by the owners.

Current Use:	Single family home	Proposed Use:	Short-Term Rental
Rental Area:	950 square feet		

ANALYSIS

BACKGROUND:

This tan, split level house contains 950 square foot and features three bedrooms. It is located east of Lee's Summit Road on 31st Terrace. The three-bedroom arrangement will allow for a maximum occupancy of six adults and ten total guests. The applicant will register on Airbnb and another smaller website. Trash service will be provided by Ted's.

A double-wide garage facing 31st Terrace is accessed by a roughly 14-foot-wide driveway which extends 40 feet from the street to the house which can provide off-street parking for four to five cars in total. The gravel area east of the house cannot be used as customer parking unless it is paved.

Loud/Unruly Guests/Complaints/Security – Airbnb guests are vetted, and the owner has the right to deny a stay for any reason. The Allgeyer's will use a property manager, who lives in Smithville, but manages several other properties in Independence, to oversee the site.

The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection. There are no other Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

EXHIBITS

1. Applicant's letter
2. Application
3. Notification letter
4. Mailing affidavit
5. Address list
6. Aerial image
7. Photograph of the house
8. Nearest Short Term Rental Map
9. Fire Department Inspection