

**MEETING DATE:** September 27, 2022

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Grant Foster Short-Term Rental

**CASE NUMBER/REQUEST:** Case 22-400-08 – **Short-Term Rental – 10408 E. 36<sup>th</sup> Street S.** – A request by Grant Foster for a Short-Term Rental

**PROPERTY ADDRESS:** 10408 E. 36<sup>th</sup> Street S.

**APPLICANT/OWNER/PROPERTY MANAGER:** Grant Foster

**PROPERTY MANAGER ADDRESS:** 1425 NE Tara Drive, Lee's Summit, MO 64064

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

**SURROUNDING ZONING/LAND USE:**

**NSEW:** R-6...single-family homes

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed September 9, 2022
- Notification signs were posted on the property, September 9, 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.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

Grant Foster seeks approval of home business permit to operate a Short-Term Rental at 10408 E. 36<sup>th</sup> Street S.

**Current Zoning:** R-6 (Single-Family Residential)

**Current Use:** Single-family home

**Former Zoning** Prior to 2009 – R-1b

## **ANALYSIS**

### **PROPERTY HISTORY AND PHYSICAL CHARACTERISTICS:**

The 1,228-square foot, blond, brick, ranch house has large, open front and rear yards. The single-story home has three bedrooms for an occupancy of six people. The property, located at 10408 E. 36<sup>th</sup> Street S., was constructed in the 1960's.

### **CHARACTERISTICS OF THE AREA:**

The surrounding, mostly single-family neighborhood is dominated by small homes sited on a rights-of-way without curbs, gutters or sidewalks. Most of the area houses are post-World War II ranches on tree shaded lots.

### **PARKING:**

The property has single-car wide driveway leading to an attached garage. Three cars can be parked on site, one in the garage and two in the driveway. Two cars can park on the street out front.

### **UNRULY GUESTS/SECURITY:**

The property will be listed on the AirBNB and VRBO web sites. The property has noise detectors and the guests will be required to keep noise levels down. The noise limited hours will be listed. Lastly the house will be monitored via security cameras to make sure that the number of guests doesn't exceed the occupancy limit.

### **TRASH REMOVAL:**

Trash pick-up will be provided daily. Any guest staying longer than seven days, will have their trash picked up every seven days on Tuesdays.

### **INSPECTIONS:**

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. Addressing list
5. Mailing affidavit
6. Photograph
7. Nearest Short Term Rental map
8. Rental Inspections
9. Fire Department Inspection