

MEETING DATE: September 27, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: Maywood Short-Term Rental

CASE NUMBER/REQUEST: Case 22-400-09 – **Short-Term Rental – 1430 S. Maywood Avenue** – A request by April Preston for a Short-Term Rental.

PROPERTY ADDRESS: 1430 S. Maywood Avenue

APPLICANT/OWNER/PROPERTY MANAGER: April Preston, Kansas City Property Solutions

PROPERTY MANAGER ADDRESS: 10920 E. Winner Road

PROPERTY ZONING: R-12 (Two-Family Residential)

SURROUNDING ZONING/LAND USE:

NSEW: R-12...one and two-family residences

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 seven persons.
4. Become a licensed landlord for the Long-Term Rental unit.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

April Preston seeks approval of home business permit to operate a Short-Term Rental at 1430 S. Maywood Avenue.

Current Zoning: R-12 (Two-Family Residential)

Current Use: Duplex

Proposed Uses: Short-Term Rental/Long-Term Rental

Former Zoning Prior to 2009 – R-2 (Two-Family Residential)

ANALYSIS

PROPERTY HISTORYS:

Maywood Short-Term Rental, located at 1430 S. Maywood Avenue, was constructed in the 1960's. This will be the second property applied for by the applicant. Stonehouse, located at 1734 S. Northern Boulevard in the Englewood Arts District, was approved approximately one year ago. It has received 5-star reviews.

PHYSICAL CHARACTERISTICS OF PROPERTY AND PROPOSAL:

The 1,961-square foot, blond, brick house is a duplex. The main house area (1430 S. Maywood Avenue) would be the Short-Term Rental unit. The upstairs apartment (1430½ S. Maywood Avenue) is an already occupied Long-Term Rental unit. The 1960's "Grandma's House" themed Short-Term Rental will offer a minimum of two-night stays. There are three bedrooms, to provide occupancy for seven guests.

CHARACTERISTICS OF THE AREA:

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

PARKING:

The property has a two-car wide driveway with one lane leading to a garage and the other to an under-deck carport. Six cars can be parked on site and two along the pull-off on S. Maywood Avenue.

UNRULY GUESTS/SECURITY:

The applicants will screen all guests ahead of time, and let neighbors know how to reach the managers if there is ever a problem. The applicant regularly drives by this property. Further, a cleaner will come right after the guests leave. Anything damaged will be charged to the security deposit and the guests will receive a "bad review" on AirBNB.

TRASH SERVICE:

Weekly trash service will be provided by Ted's Trash Service.

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. Address List
5. Mailing affidavit
6. Photograph
7. Plot Map
8. Nearest Short Term Rental Map
9. Fire Department Inspection