

MEETING DATE: October 11, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Enlightened Retreat Short-Term Rental

CASE NUMBER/REQUEST: **Case 22-400-11 – Short-Term Rental – 4408 S. Mills Street** – A request by Cindy Murphy for a Short-Term Rental

PROPERTY ADDRESS: 4408 S. Mills Street

OWNER/PROPERTY MANAGER: Cindy Murphy, Enlightened Retreat LLC

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 26, 2022
- Notification signs were posted on the property, September 21/22, 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.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Cindy Murphy seeks approval of home business permit to operate a Short-Term Rental at 4408 S. Mills Street.

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

Former Zoning Prior to 2009 – R-1b
Prior to 1980 – R-1

ANALYSIS

GENERAL INFORMATION:

The 1,384-square foot red brick/yellow siding house was constructed in 1967. The two-story home has three bedrooms for an occupancy of six people. This site has double wide driveway extending from Mills Street to an attached garage. There's enough area in the driveway to park six cars off-street; two cars can park in the street. Trash pick-up will be provided weekly by Waste Management. Ms. Murphy is moving to Platte City but will continue to own the property and self-manage the business operations.

This single-family neighborhood is dominated by midsize homes constructed during the 1960's. It features an assortment of ranches, split-levels, and two-story fronting onto improved streets with sidewalks.

UNRULY GUESTS/SECURITY:

The property will be listed through the AirBNB website. The owners plan to address possible guest problems through a system of carefully screening potential guests, posting quiet hours, providing neighbors with manager's phone number, and having an AirBNB support line for neighbors to report abuse.

INSPECTIONS:

The property has been inspected by the Fire Inspector and passed the short-term rental 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. Aerial photograph of the site
7. House Front Photo
8. Nearest Short Term Rental map
9. Fire Department Inspection