

MEETING DATE: November 15, 2022

STAFF: Brian L. Harker, Planner

PROJECT NAME: Hanover Short-Term Rental

CASE NUMBER/REQUEST: Case 22-400-15 – Short-Term Rental – 2316 S. Hanover Avenue – A request by Misty Kearney for a Short-Term Rental

PROPERTY ADDRESS: Hanover Short-Term Rental

OWNER/APPLICANT/PROPERTY MANAGER: Kearney Associates

PROPERTY MANAGER ADDRESS: 200 NE Missouri Road, Unit 237, Lee's Summit, MO 64086

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 October 28, 2022
- Notification sign was posted on the property, October 26, 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 the Short-Term Rental Section of the UDO.
3. The maximum occupancy of the premises shall be limited to 8-adults (10-total).

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Misty Kearney seeks approval of home business permit to operate a Short-Term Rental at 2316 S. Hanover Avenue.

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

Former Zoning: Prior to 2009 – R-1b (Single-

Family Residential)
Prior to 1980 – R-1 (Single-
Family Residential)

ANALYSIS

PROPERTY HISTORY AND PHYSICAL CHARACTERISTICS:

The 2,007-square foot stone and tan, two-story house with four bedrooms for an occupancy of 10 people. According to Jackson County records, this house was constructed within the past year.

CHARACTERISTICS OF THE AREA:

The surrounding single-family neighborhood, of similar new homes, was mostly constructed during two, time periods; before the 2008 financial crisis and within the last five years. The subdivision plat east of Jackson Drive is nearly complete, with just a couple of lots left.

PARKING:

The property has a two-car driveway leading to a two-car garage. Six cars can park off-street on the lot: four in the driveway and two in the garage. Additionally, a car could park on the street out front, but the guest rule book states that there will be no parking on the street overnight.

UNRULY GUESTS/SECURITY:

The property will be listed on the VRBO and AirBnB sites. The property manager indicates that she lives 9-minutes from the property. The manager intends to provide:

1. Guests with the rules to abide by, that must be signed before the stay;
2. Neighbors with the property manager's number;
3. Guests with one warning (if problems continue, they will be removed from the property);

Parties will not be allowed on the property. Renters will sign a statement that additional guests, beyond the 8 to 10 people, will not be allowed. There will only be one warning given before their removal.

TRASH REMOVAL:

Trash pick-up will be provided by AAA trash service.

INSPECTIONS:

The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Safety Inspection. The following items will be provided to each guest:

1. A map identifying escape routes shall be provided to each guest and posted in each guest room;
2. Carbon Monoxide detection as required by code;
3. Child-proofed electrical outlets;
4. Emergency contact information for the owner or manager shall be provided to each guest and posted in each guest room;
5. Fire extinguishers as required by code;
6. Smoke detectors as required by code.

There are no other Short-Term rentals in the immediate vicinity, 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. Plot Plan
7. Nearest short term rental map
8. Fire Department inspection