

BILL NO. \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A SHORT-TERM RENTAL FOR KEARNEY ASSOCIATES, LLC, AND LOCATED AT 2316 S. HANOVER AVENUE IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

WHEREAS, the City is in receipt of an application for a Short-Term Rental and the Planning Commission has indicated its approval; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on November 15, 2022; and,

WHEREAS, the Planning Commission failed to recommend that the Short-Term Rental be approved by a vote of 0-6; and,

WHEREAS, the denial of the Short-Term rental by Planning Commission per Section 14-420-09-E of the Unified Development Ordinance prompted an appeal to the City Council; and,

WHEREAS, section 14-420-09-G of the Unified Development Ordinance states that the City Council must consider and take final action on a Short-Term Rental application on an appeal from an action of the Planning Commission; and,

WHEREAS, the applicant has submitted their appeal request to the City; and,

WHEREAS, the City Council rendered a decision on December 19, 2022 to approve the Short-Term Rental of the said property; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the Short-Term Rental was consistent with the criteria in Section 14-420.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the Short-Term Rental for 2316 S. Hanover Avenue, located at Lot 41, Prairie Landing, 1<sup>st</sup> Plat, a Subdivision in Independence, Jackson County, Missouri, be and the same is hereby approved with the conditions noted below:

1. The Short-Term Rental 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 8-adults (10-total).
4. A noise monitoring system shall be installed and activated prior to approval of her business license.

A copy of said Short-Term Rental is attached hereto and forms a part of this resolution as though fully set forth herein.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE CITY COUNCIL OF  
THE CITY OF INDEPENDENCE, MISSOURI.

\_\_\_\_\_  
Presiding Officer of the City Council  
of the City of Independence, Missouri

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
City Counselor

REVIEWED BY:

\_\_\_\_\_  
City Manager