

MEETING DATE: April 11, 2023

STAFF: Brian Harker, Planner

PROJECT NAME: Maywood Short-Term Rental

CASE NUMBER/REQUEST: Case 23-400-02 – 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 ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 24, 2023
- Notification signs were posted on the property March 23, 2023

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 this Short-Term Rental with the following conditions:

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 six adults.
4. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
5. Pave the street side pull-off area.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

April Preston seeks approval 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 two years 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.

SHORT TERM RENTAL REQUIREMENTS:

The attached application must address the following topics:

- Noise monitoring – The applicant must install a noise monitoring system which will notify the applicant if the decibel level is above 85db for more than five continuous minutes.
- Trash Removal - Trash pick-up is scheduled for a weekly pick up via Ted's Trash Service.
- Property listing - The property will only be listed on the AirBNB site.
- Business operations/security – Kansas City Property Solutions will be responsible for most of the business operations including site security, screening customers, and coordinating bookings.
- City's Short Term Rental checklist – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- Fire safety – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- City inspection - 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. Application/Map/Fire Inspection
2. Supplemental/Attestation Form
3. Notification Letter
4. Address list
5. Affidavit
6. Aerial View
7. House Photo
8. Nearest Short Term Rental Map