

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPROVING A SHORT-TERM RENTAL FOR 509 E. RANKIN ROAD, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

WHEREAS, on February 22, 2023, the City accepted an application for a proposed Short-Term Rental at 509 E. Rankin Road to be considered by the Planning Commission; 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 April 11, 2023; and,

WHEREAS, the Planning Commission failed to approve the Short-Term Rental by a vote of 0-6; and,

WHEREAS, City Code Section 14-424-23-5 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;

WHEREAS, on April 18, 2023, the applicant/owner of this property filed an appeal with the City; and,

WHEREAS, the City Council rendered a decision on May 15, 2023 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 14-424.

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

SECTION 1. That the short-term rental for 509 E. Rankin Road, on property legally described as All of Lot 13, Block 7, Golden Acres, a subdivision in Independence, Jackson County, Missouri, be and the same is hereby approved with the conditions noted below:

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. No more than two guests, excluding children five years old and under, per bedroom is permitted per guest stay. The total maximum occupancy is 10 occupants, which includes both adults and children.
3. All sleeping areas not meeting the building code for emergency escape and rescue openings or proper ventilation shall cease as sleeping areas.
4. Per the City Code, the second kitchen in the basement does not meet the definition of a single dwelling unit and must be removed or modified to not be considered a multifamily unit.
5. 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.

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 _____, 2023, 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