# City Planning Commission

**June 11, 2024 6:00 PM,**

**City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers**

**CALL TO ORDER**

**ROLL CALL**

**CONSENT AGENDA**
The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a commissioner or staff member to become part of the regular agenda.

1. Planning Commission Minutes – May 14, 2024

**CASE WITHDRAWN**
This case was withdrawn by the applicant.

1. **Case 24-400-08 – Short Term Rental – 9609 Linwood Blvd** – A request by Heidi Hoggatt for a Short-Term Rental.

**CASES TO BE CONTINUED – Staff requests these cases be continued to the June 25, 2024 meeting.**

1. **Case 24-400-12 – Short Term Rental – 8841 E. 16th St S** – A request by Curzon Properties for a Short-Term Rental.

2. **Case 24-400-09 – Short Term Rental – 2118 N. McBride Ave** – A request by Manifest BNB for a Short-Term Rental.

**PUBLIC HEARINGS**

1. **Case 24-125-04 – Rezoning/PUD – 300, 306 & 315 W. Maple Ave –** A request by Polly's Pop to rezone the property from C-2 (General Commercial) to C-2/PUD (General Commercial/Planned Unit Development) and approving a preliminary development plan.

**OTHER BUSINESS**

1. **Case 24-400-10 – Short Term Rental – 16008 E. 25th St S** – A request by Tarus Edwards for a Short-Term Rental.

2. **Case 24-400-13 – Short Term Rental – 3822 S. Kiger Rd** – A request by Lucas Gibson for a Short-Term Rental.

**ROUNDTABLE**
Next meeting June 25, 2024

**ADJOURNMENT**

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
May 14, 2024

MEMBERS PRESENT
Cindy McClain, Chair
Butch Nesbitt, Vice-Chair
Virginia Ferguson
Laurie Dean Wiley
Eric Ashbaugh
Dan O'Neill

STAFF PRESENT
Brian Harker – Senior Planner
Josh Garrett – Planner
Rick Arroyo – Assistant Director
Mitch Langford – City Prosecutor

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on May 14, 2024, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

**CONSENT AGENDA**

**Planning Commission Minutes – April 23, 2024**

**Motion**
Commissioner Nesbitt made a motion to approve the Consent Agenda. Commissioner O'Neill seconded the motion. The motion passed with six affirmative votes.

**CASES TO BE CONTINUED**

**Continued Case 24-200-04 – Special Use Permit – 801 W. 23rd Street**

**Motion**
Commissioner Nesbitt made a motion to continue Case 24-200-04 to the June 25, 2024 meeting. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

**Case 24-200-05 – Special Use Permit – 4503 S. Crysler Avenue**

**Motion**
Commissioner Nesbitt made a motion to continue Case 24-200-05 to the July 9, 2024 meeting. Commissioner Ashbaugh seconded the motion. The motion passed with six affirmative votes.

**PUBLIC HEARING**

**Case 24-125-03 – Rezoning/PUD – C-2 to R-30/PUD – 304 S. Liberty Street**

**Staff Presentation**
Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the following conditions:

1. The structure will be limited to three residential units (two on the ground floor and one on the second floor).
2. The basement will be used for storage and as a utility room without any living units.

3. Include detailed and refined elevations and floor plans with the Final Development Plan.
4. Given the lot coverage of the existing structure and paved spaces, the landscaping requirements listed in the UDO will not be required.
5. A cross-access easement must be obtained for the northern portion of driveway.
6. The applicant must apply for a building permit in 30 days and begin construction in 60 days of permit issuance or the dangerous building case will resume.

Mr. Harker & Mr. Garrett further explained the parking and the cross access easement that will be approved by the Law Office & recorded with the county.

**Applicant Comments**
Jim Gamble Architect/Owner of Gamble Company, 3500 S. Mize Ridge Court, representing applicant John Sparks explained the plans for property and responded to Commissioner Wiley's question regarding the floor plan and what determines the final layout.

In response to Commissioner Nesbitt's question, Mr. Gamble stated the building is not falling and was vandalized causing it to be tagged as a dangerous building.

Mr. Gamble went over the parking plan and the cross-easement agreement with the law office in response to Commissioner Nesbitt's concerns about number of parking spaces.

Commissioner Wiley advised they'd like to remove the parentheses from the first condition, so the applicant could decide to put one unit on the ground floor and two units on the second floor.

**Public Comments**
No public comments.

**Motion**
Commissioner Nesbitt made a motion to approve Case 24-125-03 – Rezoning/PUD – C-2 to R-30/PUD – 304 S. Liberty Street, with conditions as outlined by staff and amended to allow three units total on the ground and second floor. Commissioner O'Neill seconded the motion. The motion was approved with six affirmative votes.

**OTHER BUSINESS**

**Case 24-400-07 – Short Term Rental – 9913 N. Linwood Ave**
**Staff Presentation**
Josh Garrett presented the case. Mr. Garrett presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Garrett reviewed the following conditions:

1. The property shall be rezoned prior to a business license being issued and the short-term rental operating.
2. 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.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited eight (8) persons total.
5. The maximum number of bedrooms shall be four (4).

6. 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.

Mr. Garrett explained the first condition was a mistake and should not be part of this case. In response to Commissioner Wiley's question, Mr. Garrett stated the maximum occupancy was listed as eight (8) on the application instead of ten (10) that is typically allowed for 4 bedrooms.

**Applicant Comments**
Brian Critchfield, 518 S. Riner Road, Buckner 64016. Mr. Critchfield went over the improvements he made since purchasing the property and stated he would like to adjust the maximum occupancy from eight (8) to ten (10) allowing for up to two (2) children.

**Public Comments**
Andrea Burgman, 9909 N. Linwood Ave, spoke in support of the short-term rental and went over how Mr. Critchfield has already improved the home and would like to see a well-maintained rental property.

**Motion**
Commissioner Wiley made a motion to approve Case 24-400-07 – Short Term Rental – 9913 N. Linwood Ave, with conditions as outlined by staff, removing the first condition and changing the maximum occupancy from eight (8) to ten (10). Commissioner Nesbitt seconded the motion. The motion was approved with six affirmative votes.

**ADJOURNMENT**
*The meeting was adjourned at 7:01 p.m.*

INDEPENDENCE
COMMUNITY DEVELOPMENT

# Planning Commission
## Staff Report

**MEETING DATE:** June 11, 2024 **STAFF:** Joshua Garrett, Planner

**PROJECT NAME:** Polly's Pop Warehouse Expansion

**CASE NUMBERS/REQUEST:** **Case 24-125-04 – Rezoning/PUD – 300 & 315 W. Maple Avenue** - A request by Polly's Pop, LLC to rezone the properties from C-2 (General Commercial) to C-2/PUD (General Commercial/Planned Unit Development).

**APPLICANT:** Calvin Hays, Polly's Pop General Manager

**OWNER:** Ken McClain, MCProperties, LLC

**PROPERTIES ADDRESSES:** 300 & 315 W. Maple Avenue, Indepdence, MO 64050

**SURROUNDING ZONING/LAND USE:**

**N/E/S/W:** C-2 (General Commerical) / Various Commerial Land Use / Mixed Use

**PUBLIC NOTICE**:

- Revised letters to adjoining property owners – May 23, 2024
- Public notice published in the Independence Examiner – May 21, 2024
- Signs posted on property – May 24, 2024

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 15, 2024 and the public hearing/second reading on August 5, 2024.

## RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request and the preliminary development plan with the following conditions:

1. The permissible uses for this property includes all C-2 uses permitted by right, plus limited manufacturing, wholesaling, and warehousing as defined in Article 2 of the Unified Development Ordinance.

2. The existing free-standing sign at 315 W. Maple Avenue shall be removed or reused.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:** A request by Calvin Hays, Polly's Pop, LLC, to rezone the property at 300 and 315 W. Maple Avenue from C-2 (General Commercial) to C-2/PUD (General Commercial/Planned Unit Development) to accommodate and facilitate the growth of Polly's Pop's business.

| | | | |
|---|---|---|---|
| **Current Zoning:** | C-2 (General Commercial) | **Proposed Zoning:** | C-2/PUD |
| **Proposed Use:** | Limited Manufacturing and Warehousing / Residential Apartments | **Total Acreage:** | 0.43 Acres |

**PROPERTY HISTORY:**
Both properties were originally platted by the original Town of Independence Plat in 1827. The property north of Maple Avenue was replatted in 1909 to create the alleyway that lies to the north of the building. Like the majority of properties in and around the Independence Square, these properties have been used for commercial purposes for the majority, if not he entirety, of their existence. As such, the property was zoned C-2 (General Commercial) in 1965 when the City of Indepdence introduced zoning. The properties have remained C-2 since the original adoption of zoning. The buildings on the properties have had various uses over the years. The property south of Maple Avenue (315 W. Maple) had at one point been a hardware store, but now has been vacant for many years. In 2016, the property north of Maple (300 W. Maple) was selected to be the location of the resurrected Polly's Pop manufacturing facility. As the regional demand for Polly's Pop has grow, so too has the scope of manufacturing and warehousing grown for this property.

The second story of the building at 300 W. Maple is has been and is currently being utilized as apartment spaces. Residential uses on the second floor (or higher) are allowed for commercially zoned properties.

**PHYSICAL CHARACTERISTICS OF PROPERTY**
Both properties have the typical appearance of a downtown commercial building. The property on the north side of Maple Avenue is comprised of three buildings. The western most building has the Polly's Pop storefront with the brand logo on the sign. The other two buildings on the property are both two story buildings comprised of different shades of brick. Currently, they both appear vacant with plywood in the windows.

The property at 315 W. Maple, the proposed warehouse space, is currently vacant. It also has large windows on the façade of the property that are covered to conceal the interior of the building. A worn-out sign that reads "True Value Hardware" sits on the building's east façade. A freestanding sign with no message abuts maple street. The building is a single story from the entrance along Maple Avenue. However, on the south side of the building, along Lexington Avenue, the building is two stories The south façade has a different appearance and design than the north façade of the structure. The brick appears to be a darker shade and the doorway is surrounded by stone.

**CHARACTERISTICS OF THE AREA**
The other buildings in the area are of a similar aesthetic and design. They appear to be typical of downtown settings. To the south and east of the subject properties lies a large parking that accommodates the United States Post Office building on Lexington Avenue.

**PROPOSAL:**
Since the reintroduction of Polly's Pop in 2016, the business has been rather successful. The various flavors of Polly's Pop are now widely available at restaurants and retailers throughout the region. Polly's Pop has had to increase the scope of their production to meet the demand for their products. As they've grown their business, the scale of manufacturing has exceeded what is allowed in C-2 (General Commercial) districts. Polly's Pop is looking to further expand its operations by adding four additional diet soda flavors to their roster, in addition to two new product lines: Pioneer Springs Water and a barbecue sauce called Polly-Q. The proposed Planned Unit Development for these properties will allow limited manufacturing, as defined in Article 2 of the Unified Development Ordinance. This will allow Polly's Pop to continue manufacturing their products at the current location.

Naturally, as Polly's Pop expands its manufacturing capacity, the need for additional warehouse space grows as well. Ken McClain, the owner of Polly's Pop, owns the property at 315 W. Maple Avenue across the street from the current Polly's Pop location. They would like to utilize this property to expand their existing warehouse space. This building would be used to store pre-production materials, in addition to final products waiting to be shipped. Similar to manufacturing, warehousing is not a permitted use in C-2 districts. Rather than attempting to rezone the property to I-1 (Industrial), which would open the property to more intensive uses, the applicant seeks to allow for warehousing and wholesaling as part of the Planned Unit Development. This would allow Polly's Pop to continue to use part of their existing facility for warehouse space and to expand their warehouse to the property at 315 W. Maple Avenue.

The second floor of the building at 300 W. Maple Avenue is currently being used as apartment space. This is allowable in C-2 districts under the definition of "Mixed Use." This type is mixed commercial and residential use is not allowed in Industrial districts. If the property were to be rezoned to an Industrial zoning to accommodate the manufacturing and warehouse use, the ability to use the second floor for residential purposes would be lost, which is counter to the intention of the Comprehensive Plan. By adding a PUD to the existing C-2 zoning, the ability to use the second floor for residential purposes will be retained.

## ANALYSIS

**The Proposal's Consistency with *Independence for All*, Strategic Plan:**
An initiative of the strategic plan is to improve the visual appearance and reduce blight of the City's commercial corridors. By allowing for the expanded use of these properties, a previously vacant building will be utilized for the first time in many years. This will improve the visual appearance and reduce the blight of the area.
**Comprehensive Plan Guiding Land Use Principles for the Current Designation:**
The City Comprehensive Plan recommends Mixed-Use land uses for this site. By designating this property as C-2/PUD, as opposed to rezoning to an Industrial designation, the vision of the comprehensive plan is preserved. This would allow for the continued residential uses in the upper floors of the property and keep any future use of the property compatible with mixed-used neighborhoods.

**Historic and Archeological Sites:**
There are no apparent historic issues with this property.

**Public Utilities:**
As this is a long-established neighborhood, all utility services are existing.

## REVIEW CRITERIA

Recommendations and decisions for proposed planned unit development rezoning and its associated preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H**:**

1. **The consistency with the Comprehensive Plan.**
   *The City Comprehensive Plan recommends Mixed-Use land uses for this site.*

2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
   *Section 14-902 allows design and permitted use flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in keeping with that concept as it allows for a flexibility of uses in a lower zoning district.*

3. **The nature and extent of Common Open Space in the PUD.**
   *There is no common space being provided with this commercial project.*

4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
   *No common space is being provided.*

5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**

   *Not applicable, this is a proposed commercial project.*

6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
   *Public services in the area are adequate to serve this project which isn't expected to a significant user of utilities, except for perhaps water. This proposed project will not adversely affect the street network in the vicinity more than many other commercial uses. In our staff review of the application, the City's traffic engineer did not see any issues with forklifts crossing the street as described by the applicant.*

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

   *The proposed use of these properties will not have an adverse effect on the adjacent properties.*

8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
   *Mitigation efforts have been planned by the property owner to reduce impacts to the area. These efforts include improve the appearance of the property from its existing state.*

9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

   *With the use of a PUD designation, it's possible to restrict the permissible uses on the property to those of a lower zoning district with the exception of the applicant's proposed use. This will provide some assurance that future use of the site will not be used for some objectionable use permitted in a higher zoning, such as C-3 (Service Commercial) or I-1 (Industrial).*

10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
    *As this is a relatively small project, it will be developed in a single phase.*

**EXHIBITS**

1. Revised applicant's letter
2. Application
3. Notification letter
4. Mailing list
5. Mailing affidavit
6. Aerial photo
7. Preliminary development plan
8. Stormwater Management Plan Summary
9. Comprehensive plan map
10. Zoning map

# Polly's Pop PUD Rezoning Application Cover Letter

Contact: Calvin Hays

Position: General Manager

Email: GM.PollysPop@gmail.com

Phone: 816-216-8065

Polly's Pop was a staple of Independence, MO, from 1923-1967. Ken and Cindy McClain reopened in 2016, making it a household name again. Now, it is sold in most major grocery outlets, as well as many businesses including restaurants and retails all over the Kansas City Metro area.

Our current location, 306 W Maple Avenue, is located right off of the Independence Square. There, we have served the community since 2016. We offer walk-in tours, engage in community involvement, and provide countless donations to local businesses and school districts. Last summer, ISA started Popfest in our honor. In return, the community has embraced the resurgence of Polly's Pop, which has forced us to increase production, additionally expanding our line of diets, and bringing on new lines of Water and BBQ Sauce.

The never-ending support from the community has allowed Polly's Pop to expand. This July, Polly's Pop is coming out with not only 4 more diet flavors, but 2 brand new product lines. The first line is Pioneer Spring Water. Independence water supply is ranked top 5 in the nation, and we are on a mission to make the Independence water supply available across the nation with Pioneer Spring Water.

The second is Polly-Q BBQ Sauce. Made with Polly's Pop flavors such as Pineapple, Peach, and even Root Beer, Polly-Q will add a unique sauce option to the "BBQ Capital" of the United States.

The most pressing issue we face at this time is a lack in warehouse space. This proposal aims to get the correct PUD Zoning changes to make this expansion possible. Ken McClain, owner of Polly's Pop among many other square businesses, owns the building directly across the street from Polly's Pop, 315 W Maple Ave. We seek the right to use this building as an expansion of our warehousing facility to help with the storage of pre-production materials used in the manufacturing process of these new products, as well as the storage of final products post-production.

Given that this building will only be used for warehousing, there will be no employee stationed in that building throughout the day. The close distance from the current facility allows all employees to be stationed in 306 W Maple Ave, only going across the street to transport product an estimated 3 times per week, according to our production schedule.

This warehouse is ideal for Polly's Pop, as it is in close proximity to our production facility. There is a clear passageway for the forklift to travel next to our office building on the paved pathway ended by a decline ramp, across the street safely with a forklift spotter, and directly into the new warehouse. This pathway does not conflict with any of the parking spots of the office building, and has ample room to stop until the spotter gives the "all clear" that no cars are coming. This section of Maple Avenue is a one-way road, from West to East, with the low speed limit of 20MPH, making it easy to spot and navigate safely. As mentioned above, the forklift will need to travel to and from the new warehouse only 3 times a week; Tuesday, Wednesday, and Thursday, as those are the days production is in process and product will be transported.

The layout of the inside will be simple and neat. Along the left wall, there is space for 16 rows of pallets, 4 pallets per row extruding away from the wall. Those 16 will be made up of our 12 current flavors of Polly's Pop, as well as our 4 new diets. The right wall will consist of the same pallet organization structure for original, sparkling, and 3 flavors of Pioneer Spring Water. In addition, the right side will also store the 3 flavors of Polly-Q Sauce. The remaining space will be reserved for overflow inventory, as well as 2 boxes of each 4-pack carrying case design.

Not only is this new warehouse space ideal for Polly's Pop expansion, it also has the opportunity to be very beneficial to the Independence Square District. Currently, the building is unoccupied with no signage or visual appeal, and has remained in this condition for over 5 years. We plan to change that by adding the wording of "Independence Bottling Company", the new branding over Polly's Pop, Pioneer Spring Water, and Polly-Q Sauce. In addition to the wording on the building, the empty sign on the left of the lot will be removed. Lastly, we plan to decorate the inside-window display on our current warehouse with Pioneer Spring Water branding. Currently, there is a plywood backing with no visual appeal. Once we start producing Pioneer Spring Water, that window display will portray an aesthetic branding display that adds to the classic look of the Independence Square.

The timeline of this project is relatively short, as most of the cleaning of the inside of the building has been completed in preparation. The building will be ready to house product, which we plan to move over immediately following approval. As for the outside, Signage will be completed in 6-7 weeks of PUD Rezoning approval, as quoted by 2 local signage companies.

With the passing of this Rezoning PUD, the new renovations will add aesthetic value to the Independence Square District, changing an unoccupied building into a well-developed building-front, as well as allowing for the expansion of Independence Bottling Co. enabling new unique products to hit the local market for the community to enjoy.

INDEPENDENCE
MISSOURI

# Planning and Zoning
Application Form

Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@indepmo.org

## Application Type (check all that apply)

| Land Use | Land Subdivision | Site Development | Use Permit | Other |
|---|---|---|---|---|
| ☐ Rezoning<br>☒ PUD Rezoning | ☐ Preliminary Plat<br>☐ Final Plat<br>☐ Minor Subdivision | ☐ Final Site Plan<br>☐ Preliminary Dev Plan<br>☒ Final Dev Plan (PUD) | ☐ Special Use<br>☐ Homebased Business<br>☐ Short-Term Rental | ☐ Admin. Adjustment<br>☐ Variance<br>☐ Street Name Change<br>☐ Special Sign Permit |

## Project Information and Location

Polly's Pop Warehouse Expansion
Project Name

315 W. Maple Ave. Independence, MO. 64050
Project Address/Location

| Sq. Ft. of Building | Acreage | Number of Lots/Tracts | Steam Buffer (Yes or No) |
|---|---|---|---|
| 6500 | .19 | 1 | |

| Existing Zoning | Proposed Zoning | Existing Land Use | Proposed Land Use |
|---|---|---|---|
| C2 | C2PUD | Empty Building | warehouse/Fix up outside |

## Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

- ☒ Completed & Signed Application Form
- ☒ Application Fee
- ☒ Cover Letter Describing Details of Project
- ☒ One 24" x 36" set of plans for Land Sub. & Site Dev.
- ☒ One PDF copy of a plat map or site plan
- ☒ Legal Description of the property in question

## Contact Information

***Applicant***

Calvin Hays — Name
Polly's Pop — Company
306 W Maple Ave. Indep. MO. — Address
(816)216-8065 — Phone
Gm.PollysPop@Gmail.com — Email

***Owner***

Ihen McClain — Name
Polly's PoP — Company
306 W. Maple Ave Indep. MO. — Address
(816)836-5050 — Phone
hbm@hfMlegal.com — Email

***Architect/Engineer/Surveyor/Other:***

Name
Company
Address
Phone
Email

***Architect/Engineer/Surveyor/Other:***

Name
Company
Address
Phone
Email

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature — Date: April 25, 2024

Owner's Signature — Date: April 25, 2024

May 2022

# Property Owner Notification Letter

**City of Independence, Missouri**

Date: 5-7-2024 Case No. 24-125-04

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

**Proposed Case Type (Check One):**

☐ Rezoning ☒ Rezoning/PUD ☐ Special Use Permit

☐ Preliminary Development Plan

**Proposed project description:** Rezoning 300, 306, & 315 W. Maple Ave to allow for limited manufacturing and warehousing.

**Applicant:** Calvin Hays and Ken McClain

**Location of Property:** 300, 306, & 315 W. Maple Ave

**Planning Commission Meeting Date:** June 11th, 2024, at 6:00 p.m.

**City Council Meeting Date:** August 5th, 2024, at 6:00 p.m.

**Location of public hearings:** City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

Applicant (or Owner/Agent)

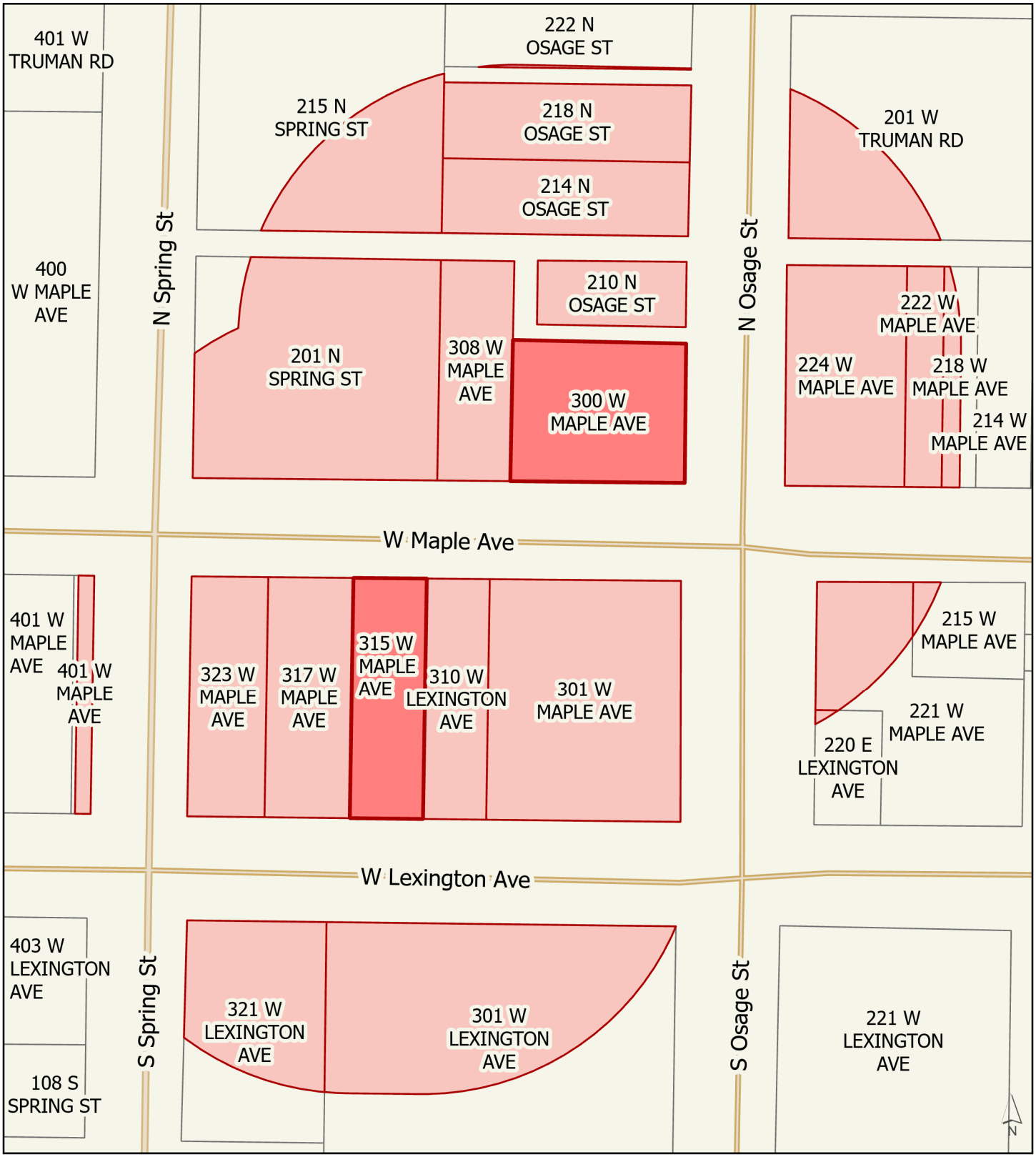
For more information, contact the Community Development Department at 816-325-7421.

| Owner | Address | City | State | Zip Code |
|---|---|---|---|---|
| DIBLER DENNIS E & SANDRA L | P O BOX 743 | GRANDVIEW | MO | 64030 |
| HUFFMAN MICHAEL & KATHLEEN | 222 W MAPLE ST | INDEPENDENCE | MO | 64050 |
| JACKSON COUNTY MISSOURI DOR BLDG SERVS | 415 E 12TH | KANSAS CITY | MO | 64106 |
| JJJM LAW PROPERTIES LLC | 1124 MAIN SQ STE 204 | BLUE SPRINGS | MO | 64015 |
| MAPLE STATION LLC | 9 SE 3RD ST 212 | LEES SUMMIT | MO | 64063 |
| MCCLAIN KEN & PIERCE DANIEL & CHELSEA | 511 N DELAWARE ST | INDEPENDENCE | MO | 64050 |
| SCHULTZ JAMES G & CARYL A | 13000 E 38TH TER S | INDEPENDENCE | MO | 64055 |
| SERAPHIC ENTERPRISES LLC | 9 SE 3RD ST | LEES SUMMIT | MO | 64063 |
| SOUTHWESTERN BELL TELEPHONE | 1010 PINE ST ROOM 9E-L-01 | ST.LOUIS | MO | 63101 |
| TRADE SERVICES GROUP INTERNATIONAL LLC | 1232 W 65TH ST | KANSAS CITY | MO | 64113 |
| UNITED STATES OF AMERICA | 5700 BROADMOOR, RM 920 | MISSION | KS | 66202 |
| WEBER RIVKA T-TRUSTEE | 10122 HEMLOCK DR | INDEPENDENCE | MO | 66212 |

# Notification Area

24-125-04

## 300, 306, & 315 W. Maple Avenue, Independence, MO 64050




Subject Property

185 ft Buffer Area

0 25 50 100 Feet

Prepared by Joshua Garrett, Community Development
Date: 5/7/2024

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-125-04

I, Calvin Hays, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 23 day of May, 2024.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 23 day of May, 2024.

Notary Public

August 9, 2027

Commission Expiration Date

JOSHUA ALEC GARRETT
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: August 09, 2027
Commission Number: 23522832

KEY

1. Current Production Facility
2. Current Warehouse
3. Proposed Warehouse Extension
4. CRM/MRG Accounting Offices (Siegfried Building)

Forklift Route

In the above image: A large "Independence Bottling Co." lettering sign will be placed on the front of the building, as shown. In addition, the sign to the left of the property will be removed completely.

In the above image: The Blue in the windows represents a new Pioneer Spring Water display to show through the windows. Currently, there is no design, only a brown plywood backing.

About Content Legend

Legend

Addresses

Major Roads

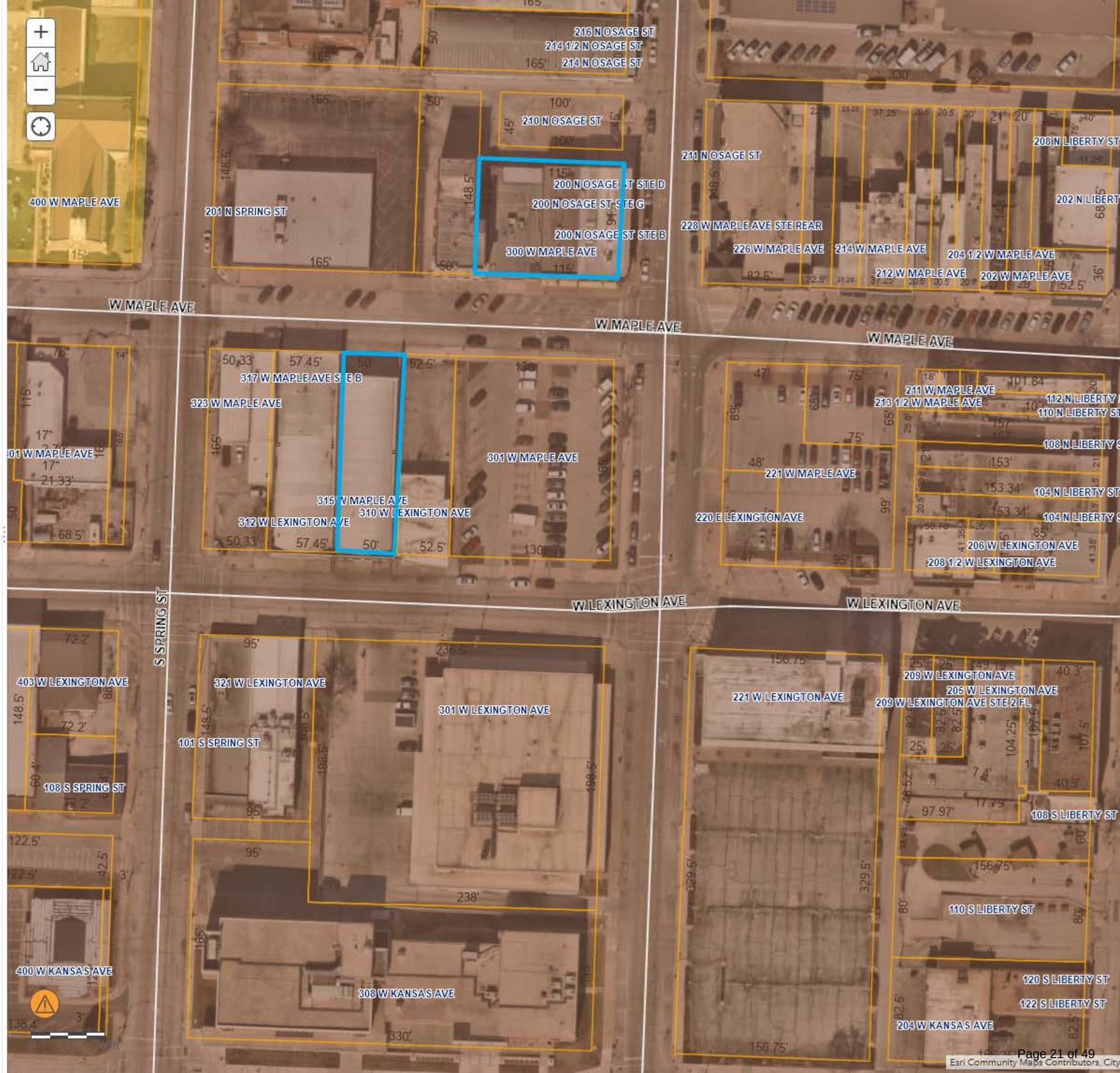
Road Centerline

Parcels

Municipal Boundaries

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural

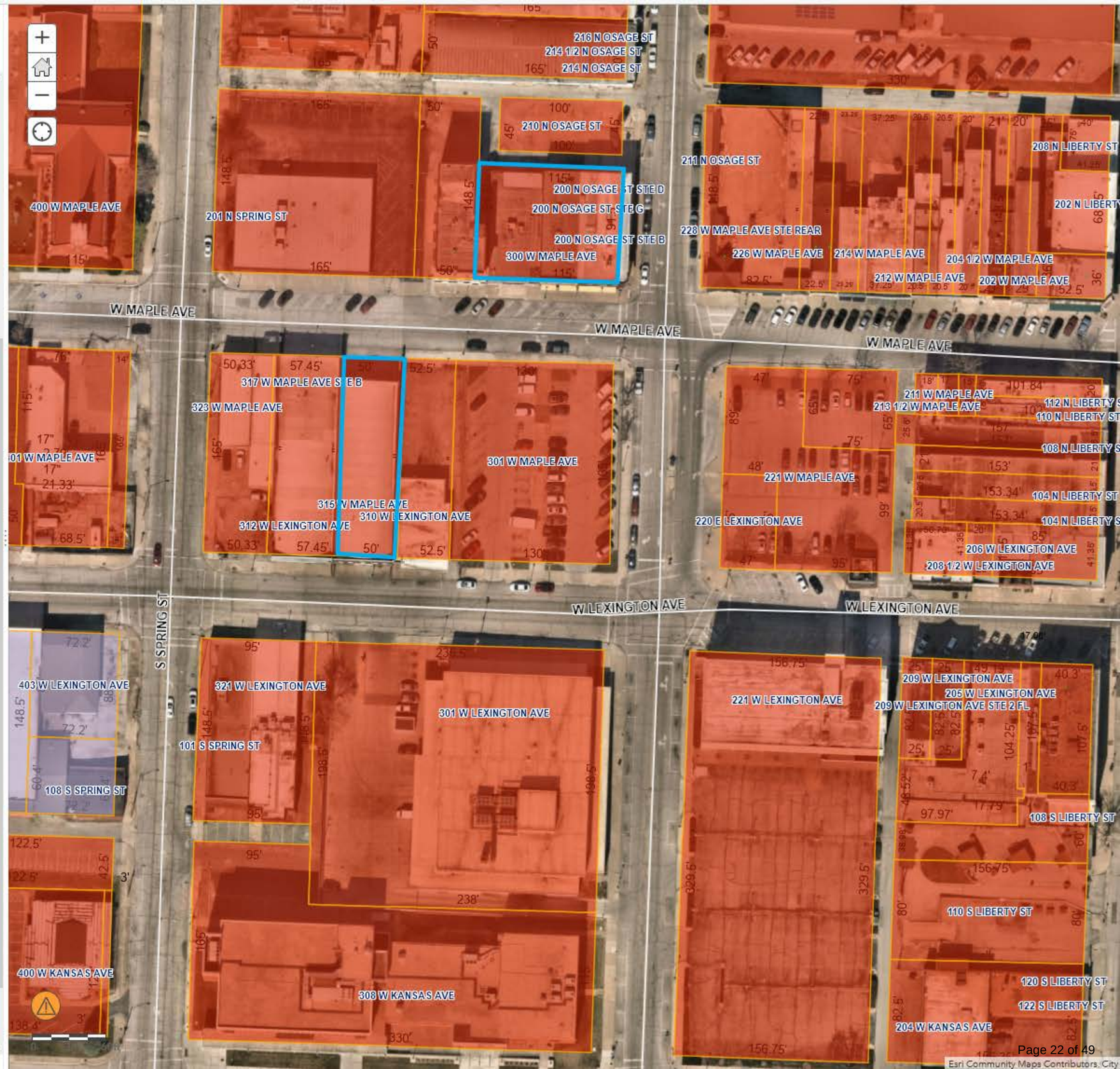



Trust Center Contact Esri Report Abuse

About Content Legend

Legend
Zoning District

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-2/SUP
- C-3
- C-3/SUP
- DFD
- I-1
- I-1/HL
- I-1/SUP
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A




Trust Center Contact Esri Report Abuse



Esri Community Maps Contributors, City

# Planning Commission
## Staff Report

**MEETING DATE:** June 11, 2024 **STAFF:** Brian L. Harker, Senior Planner

**PROJECT NAME:** Taurus Edward Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-10 – Short-Term Rental – 16008 E. 25th Street S.** – A request by Taurus Edward for a Short-Term Rental.

**PROPERTY ADDRESS:** 16008 E 25th Street S., Independence, MO 64055

**APPLICANT/PROPERTY MANAGER:** Taurus Edward

**APPLICANT ADDRESS:** 14200 E. 39th Street, Kansas City, MO 64136

**SUBJECT PROPERTY ZONING:** R-6 (Single-Family Residential)

**SURROUNDING ZONINGS/LAND USES:**

**N/S/E/W:** R-6 (Single-Family Residential) – Single Family Homes

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed May 20, 2024
- Notification signs were posted on the property May 24, 2024

**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 14-424 of the City Code.
3. The maximum occupancy of the premises shall be limited six (6) persons total.
4. The maximum number of bedrooms shall be three (3).
5. The noise monitoring system shall be installed and activated that complies with code, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
6. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

## PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**

Taurus Edwards seeks approval of a Short-Term Rental at 16008 E. 25th Steet S.

| | | | |
|---|---|---|---|
| **Current Zoning:** | R-6 (Single-Family Residential) | **Current Use:** | Single-Family Residential |
| **Former Zoning:** | Prior to 2009: R-1b (S.F. Res)<br>Prior to 1980: R-1 (S.F. Res.)<br>Prior to 1965: Not Zoned | **Proposed Use:** | Short-Term Rental |

## BACKGROUND INFORMATION

**PROPOSAL:**
The applicant seeks approval by the Planning Commission to legally use this property as a Short-Term Rental.

**PROPERTY HISTORY:**
In 1965, the land was zoned R-1 (Single-Family Residential). The residential lot was platted in October of 1966 as Lot 2 of Tamaqua Acres. In 1980 the zoning was updated to be R-1b (Single-Family Residential) and in 2009, when the current version of the UDO was adopted, the zoning was updated to R-6 (Single-Family Residential). The zoning of the property has remained unchanged since this update in 2009.

**PHYSICAL CHARACTERISTICS OF PROPERTY:**
The home sets on a 0.19-acre lot. It is a 964-square foot raised-ranch home with a basement adjacent to the garage. The house has white siding. It has a two-car driveway leading from the garage. The main floor has a living room, dining room, kitchen, bathroom and three bedrooms.

**CHARACTERISTICS OF THE AREA:**
The area surrounding the subject property features numerous single-family homes of similar age and size. The architectural design of the surrounding single-family homes are similar raised-ranch homes.

**PARKING:**
The two-car driveway connects the street to the two-car garage. This driveway can easily accommodate four vehicles.

**UNRULY GUESTS/SECURITY**:
The applicant lives in Independence on the property when not rented. Otherwise, he will reside in Kansas City, Missouri. Property management and booking will be handled by the applicant. The applicant indicates that the property has noise monitoring device in place. In the event of an emergency, and the applicant is needed, he has indicated the ability to respond to issues or concerns.

**SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** – The applicant already has noise monitoring devices in place; however, the applicant will need to provide evidence that this complies with code or otherwise install an approved noise monitoring device.
- **Trash Removal** - Trash pick-up is scheduled as a weekly service on Thursday to be picked up by Ted's Trash.
- **Property listing** - The property will be listed on AirBNB.
- **Business operations/security** – The applicant will oversee site security and general business operations, including 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 must be inspected by the Fire Inspector and pass 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. Online Application
2. Notification Letter
3. Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Plan
8. Parking Plan
9. Nearest Short Term Rental Map

# 16008 E 25Th St S Independence MO 64055

## STR License

Submitted

Application number A00124

Application date 2024-04-12

Applicant name Tarus Edwards

Collapse details

Submitted Send license Edit

Property Address
16008 E 25TH ST S INDEPENDENCE MO 64055

Parcel Number
26640011800000000

Permit Held By
Owner

Rental Structure
Single family

## Permit Holder

First Name
Tarus

Last Name
Edwards

Phone Number
816-656-9088

Email
tarusedwardsrealestate@gmail.com

Mailing Address
16008 E 25th St S, Independence, MO 64055

## Property Owner(s)

### Property Owner #1

First Name
Tarus

Last Name
Edwards

Phone Number
816-656-9088

Email
tarusedwardsrealestate@gmail.com

Mailing Address
16008 E 25th St S, Independence, MO 64055

## Property Manager

First Name
Tarus

Last Name
Edwards

Phone Number
816-656-9088

Email
tarusedwardsrealestate@gmail.com

Mailing Address
16008 E 25th St S, Independence, MO 64055

## Responsible Agent

First Name
Tarus

Last Name
Edwards

Phone Number
816-656-9088

Email
tarusedwardsrealestate@gmail.com

Mailing Address
16008 E 25th St S, Independence, MO 64055

## Verification Documents

Floor Plan
floor_plan_2024-04-12-153627.jpeg

Evacuation Plan
fire_safety_2024-04-12-153627.jpeg

Parking Plan
parking_spaces_2024-04-12-153627.jpeg

## Supplemental Questions

Collapse all

What is the total number of bedrooms?

## Possible Violations

**Operating Without a Permit**
808223005605290994

**Permit Number Not Displayed in Listing**
808223005605290994

**> 30 Days Per Year**
808223005605290994

### Add Note

Notes

Add

3

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

6

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

A few noise mentoring devices have been installed at the property. Also, I have posted the quiet hours and the penalties for violating the City of Independence noise ordinance on the front door and the refrigerator.

Please provide your Trash Disposal & Collection Plan:

The trash will be deposited of in the trash bid on the side of the house by the short-term renters. The owner of the house will come over Wednesday nights and take the trash bid to the end of the driveway for pick=up by Ted's Trash services on Thursday morning. The owner will return to the property on Thursday afternoon to return the trash bind to the side of the house.

Please provide all platforms that you plan to advertise on.

Airbnb

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: May 20, 2024 Case Number: 24-400-10

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 16008 E 25th Street

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Tarus Edwards

Phone: (816) 656-9088

E-Mail: tarusedwardsrealestate@gmail.com

Planning Commission Meeting Date: June 11, 2024, at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall
111 E. Maple Ave, Independence, MO 64050

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Joshua Garrett

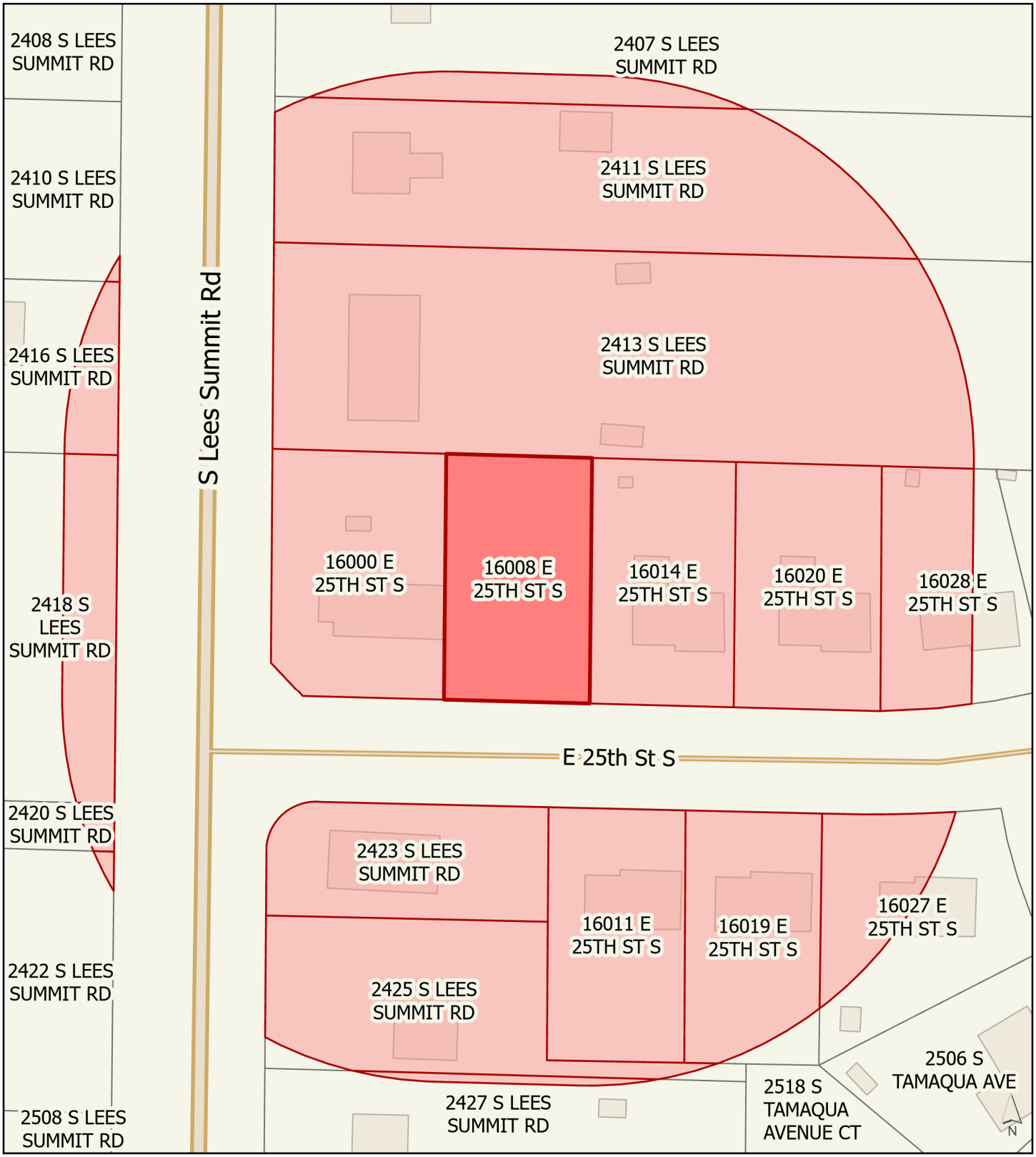
Joshua Garrett
Planner

| Owner | Address | City | State | Zip Code |
|---|---|---|---|---|
| MCCUBBIN ROBERT S | 2418 LEE SUMMIT RD | INDEPENDENCE | MO | 64055 |
| SIMON BRUCE E | 2407 S LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| PALLO JAMES JOSEPH & JANICE KAY | 2410 LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| GRADO JESSE MELCHOR JR & JOANN | 16019 E 25TH ST S | INDEPENDENCE | MO | 64055 |
| PALLO JAMES JOSEPH & JANICE KAY | 2410 LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| TRIMBLE LINDA ANN | 16027 E 25TH ST | INDEPENDENCE | MO | 64055 |
| NICKERSON CHARLES & PAMELA | 2420 LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| ALLEN ESTHER E | 18306 R D MIZE RD | INDEPENDENCE | MO | 64057 |
| REYES ANTHONY & ORTIZ-REYES ALESIA A | 16028 E 25TH ST S | INDEPENDENCE | MO | 64055 |
| MOLES KRISTEN R | 2423 S LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| STARCEV MICHAEL & CRYSTAL | 2427 S LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| LOPEZ ANGELICA | 2411 S LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| EBERRA MICHAEL WAYNE | 2422 S LEES SUMMIT RD | INDEPENDENCE | MO | 64055 |
| MOLT LISA A & MATTHEW R | 16014 E 25TH ST S | INDEPENDENCE | MO | 64055 |
| MCCOY LORRI | 16000 E 25TH ST S | INDEPENDENCE | MO | 64055 |
| HICKS JEREMY D | 16020 E 25TH ST S | INDEPENDENCE | MO | 64055 |
| THOMPSON PATRICIA S | 16011 E 25TH ST S | INDEPENDENCE | MO | 64055 |
| CSMA BLT LLC | 1850 PARKWAY PL STE 900 | MARIETTA | GA | 30067 |

# Notification Area

24-400-10

## 16008 E. 25th Street S., Independence, MO 64055




Subject Property

185 ft Buffer Area

0 25 50 100 Feet

Prepared by Joshua Garrett, Community Development
Date: 5/30/2024

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-10

I, Jodi Baker, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 21 day of May, 2024.

Jodi Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21 day of May, 2024.

Miranda L Rice

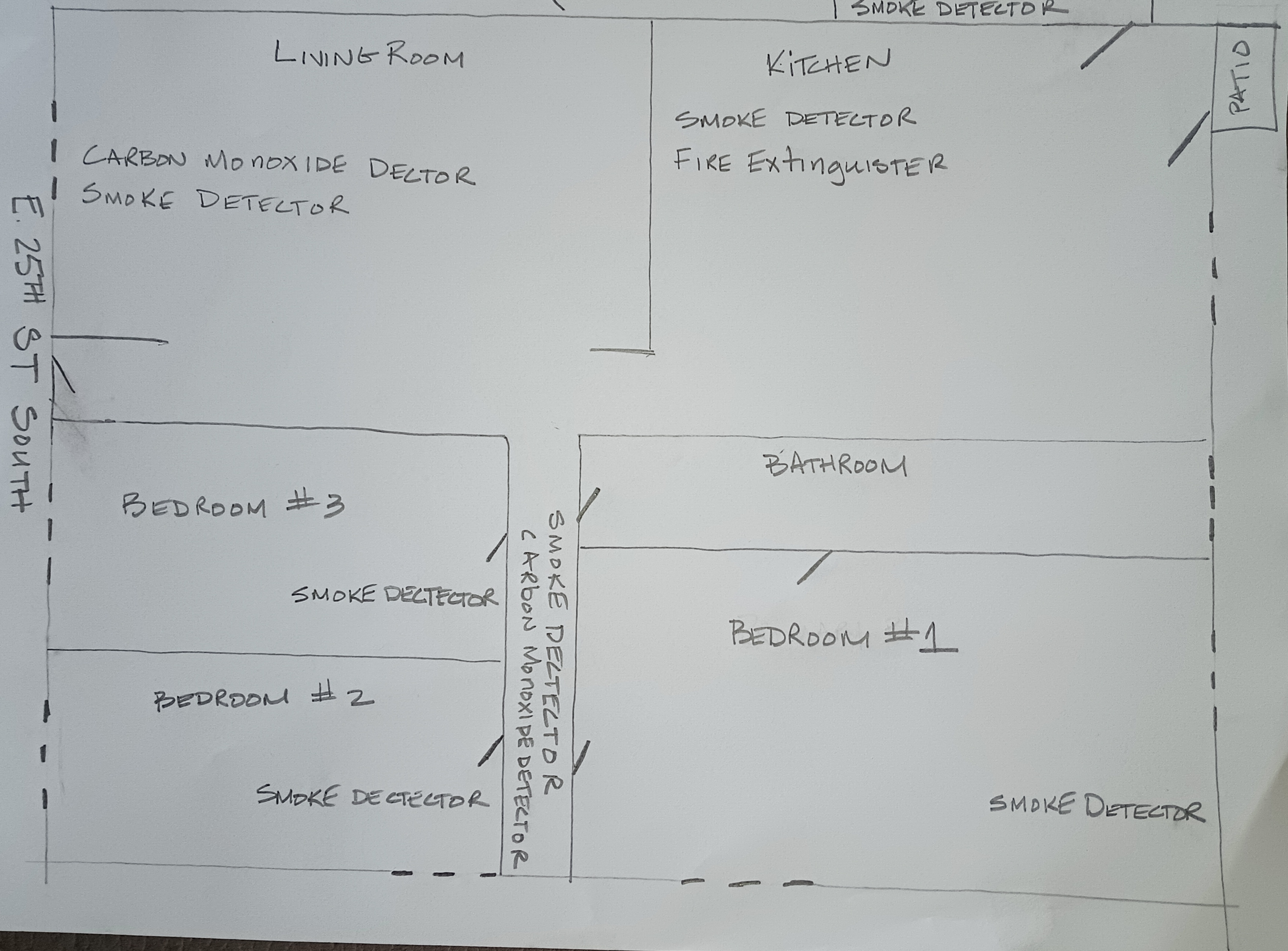
Notary Public

03/12/2028

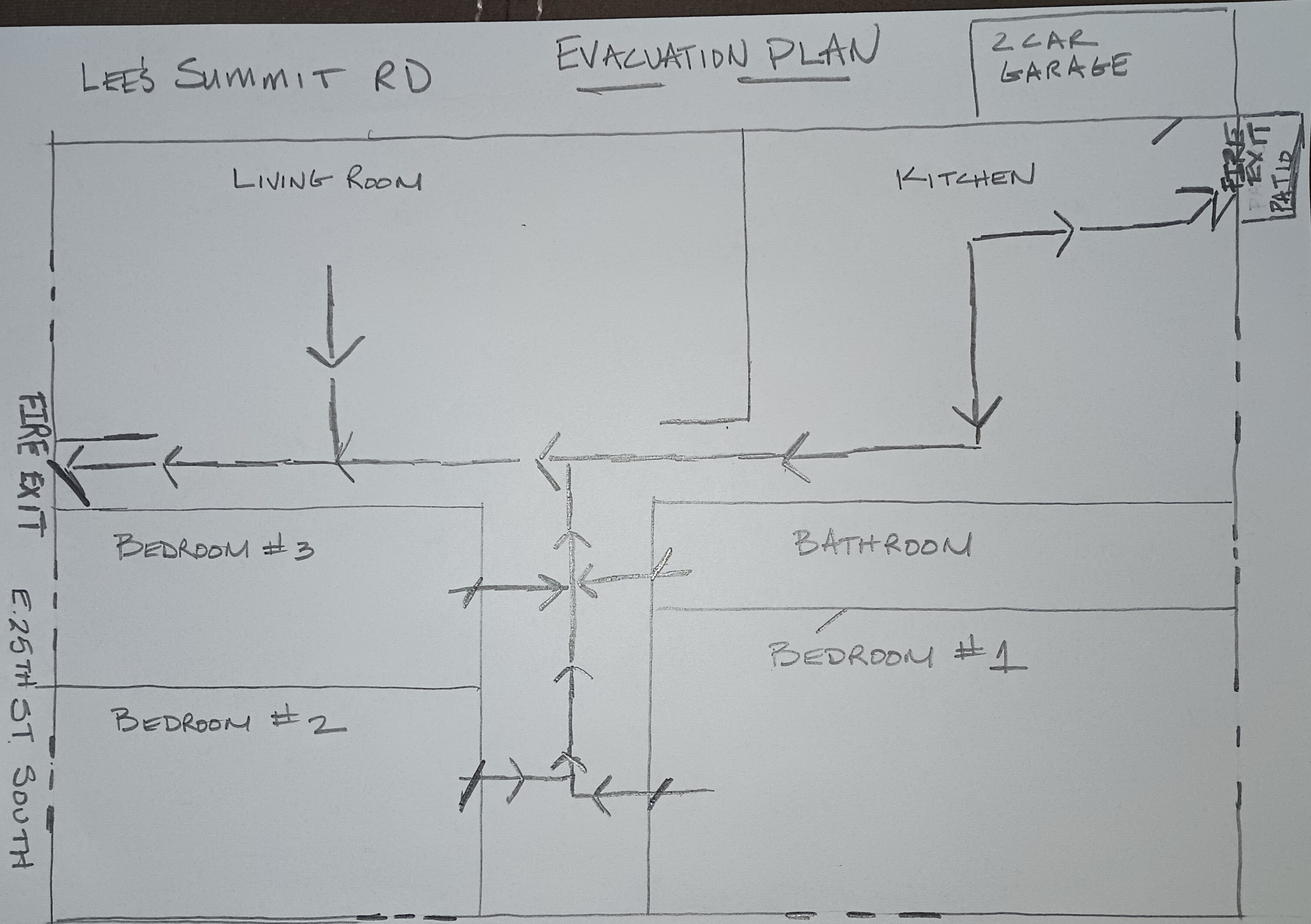
Commission Expiration Date

MIRANDA L RICE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 12, 2028
Commission Number: 12313615

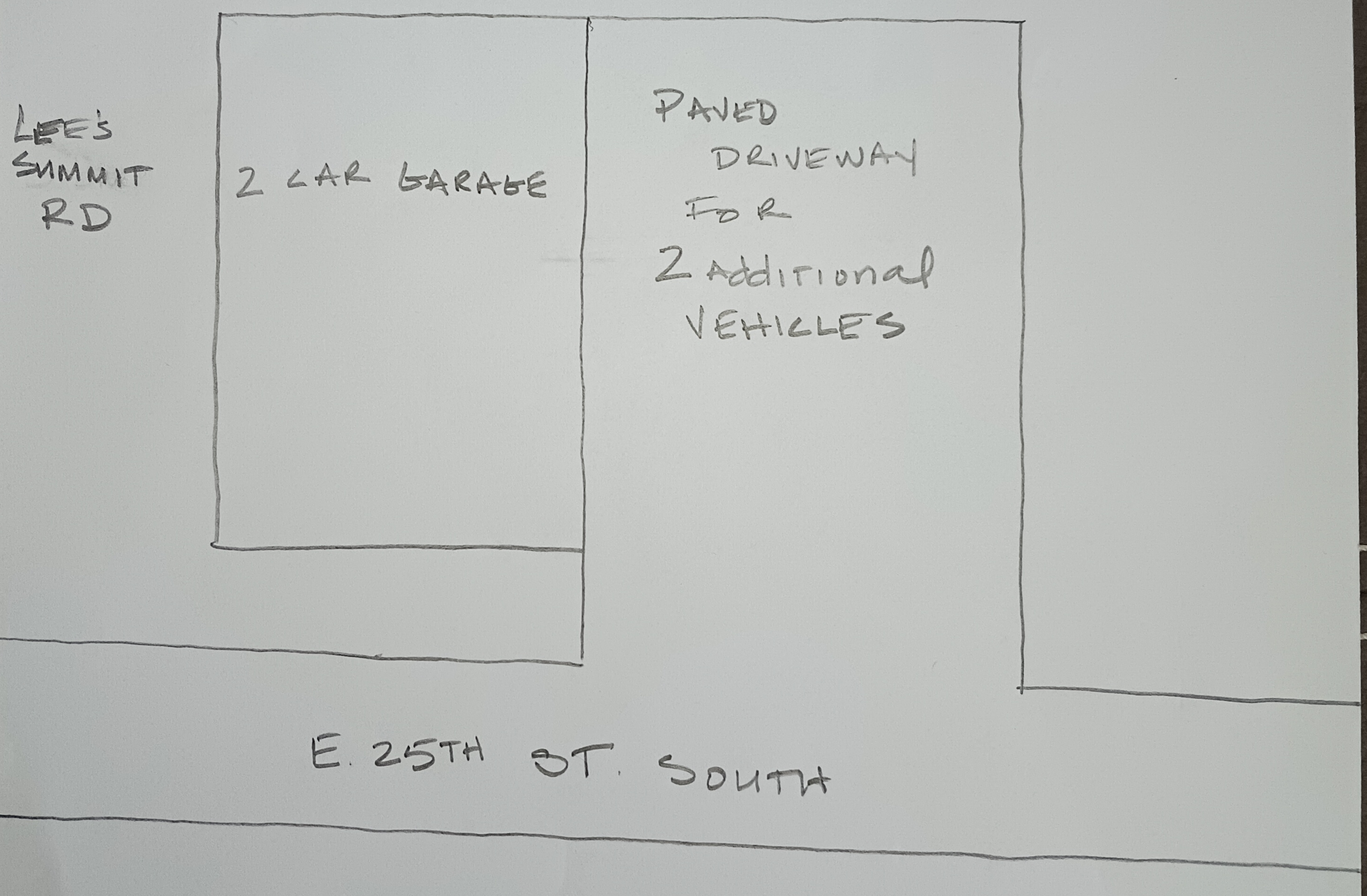
# FLOOR PLAN (LEE'S SUMMIT RD)



# EVACUATION PLAN



PARKING PLAN



About Content Legend

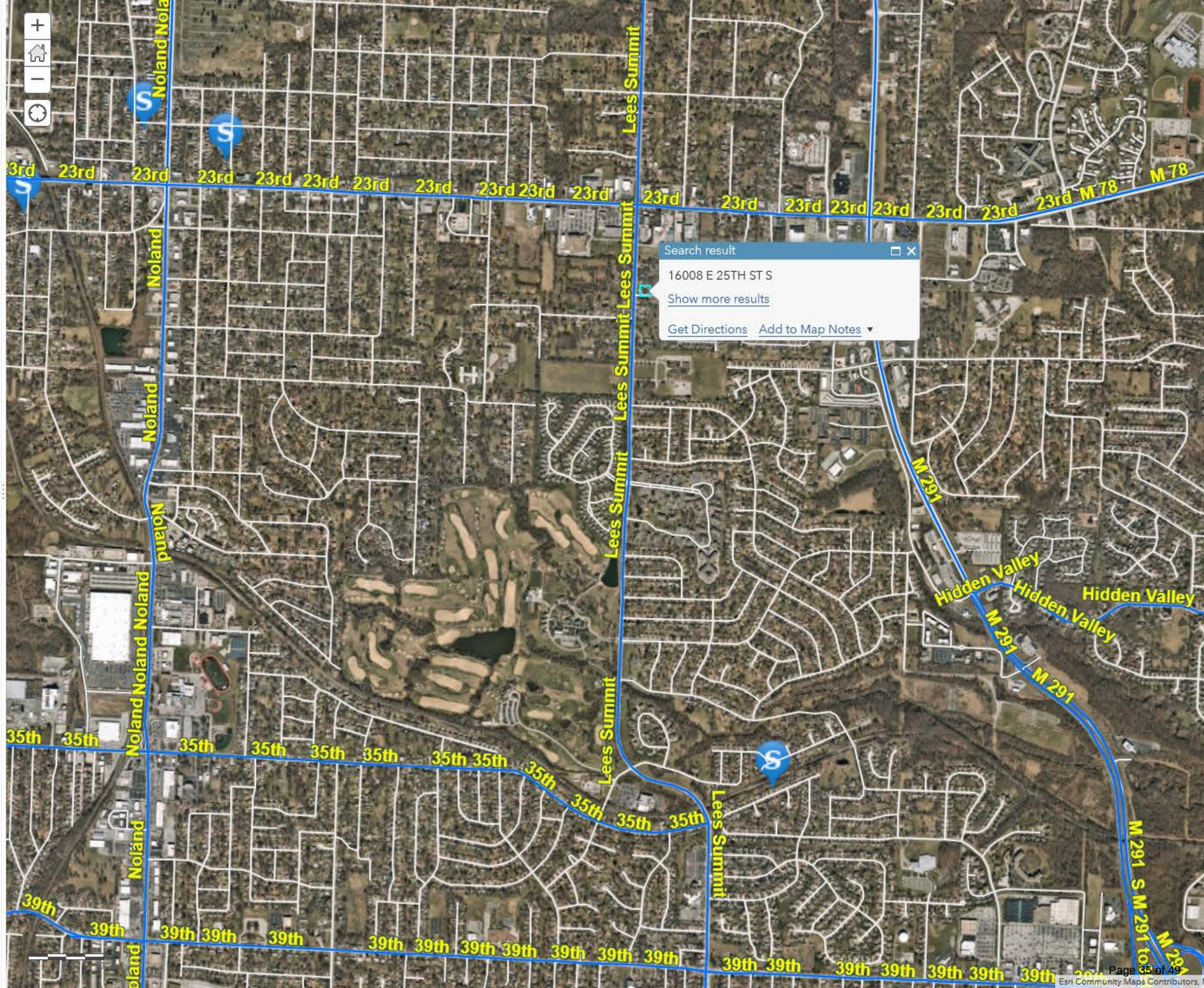
Legend

Major Roads

Road Centerline

Short Term Rentals

Municipal Boundaries




Trust Center Contact Esri Report Abuse

# Planning Commission
## Staff Report

**MEETING DATE:** June 11, 2024 **STAFF:** Brian L. Harker, Senior Planner

**PROJECT NAME:** Lucas Gibson Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-13** – **Short-Term Rental – 3822 S. Kiger Road** – A request by Lucas Gibson for a Short-Term Rental

**PROPERTY ADDRESS:** 3822 S. Kiger Road, Independence, MO 64055

**APPLICANT/PROPERTY MANAGER:** Lucas Gibson

**APPLICANT ADDRESS:** 19405 E. Highway M-78 , Independence, MO 64057

**SUBJECT PROPERTY ZONING:** R-6 (Single-Family Residential)

**SURROUNDING ZONINGS/LAND USES:**
**N/S/E/W:** R-6 (Single-Family Residential) – single-family homes

**PUBLIC NOTICE:**
- Letters to property owners within 185 feet were mailed May 20, 2024
- Notification signs were posted on the property May 24, 2024

**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 14-424 of the City Code.
3. The maximum occupancy of the premises shall be limited six (6) persons total.
4. The maximum number of bedrooms shall be three (3).
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.
6. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

## PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**
Lucas Gibson seeks approval of a Short-Term Rental at 3822 S. Kiger Road.

| | | | |
|---|---|---|---|
| **Current Zoning:** | R-6 (Single-Family Residential) | **Current Use:** | Single-Family Residential |
| **Former Zoning:** | Prior to 2009: R-1b (S.F. Res)<br>Prior to 1980: R-1 (S.F. Res)<br>Prior to 1965: Not Zoned | **Proposed Use:** | Short-Term Rental |

## BACKGROUND INFORMATION

**PROPOSAL:**
The applicant seeks approval by the Planning Commission to legally use this property as a Short-Term Rental.

**PROPERTY HISTORY:**
In 1965, the land was zoned R-1 (Single-Family Residential). The residential lot was platted in December on 1965 as Lot 637 of Sycamore Hills. In 1980 the zoning was updated to be R-1b (Single-Family Residential) and in 2009, when the current version of the UDO was adopted, the zoning was updated to R-6 (Single-Family Residential). The zoning of the property has remained unchanged since this update in 2009.

**PHYSICAL CHARACTERISTICS OF PROPERTY:**
The home sets on an 0.37-acre lot. It is a 1,308-square foot raised-ranch home with a basement. The house has a two-car driveway and two-car garage. The main floor has a living room, dining room, kitchen, two bathrooms, three bedrooms and a patio. The basement contains a laundry area, storage room and the HVAC system.

**CHARACTERISTICS OF THE AREA:**
The area surrounding the subject property features a number of single-family homes of similar size and layout. The architectural designs of the nearby single-family homes are split-level and similar ranch-style homes.

**PARKING:**
The two-car driveway can easily accommodate four vehicles. There is a two-car garage as well. Parking spaces are also available in the cul-de-sac.

**UNRULY GUESTS/SECURITY**:
The applicant resides at 19405 E. Highway M-78. Property management and booking will be handled by the applicant. The applicant indicates that the property has a Minut noise monitoring system in place. In the event of an emergency, and the applicant is needed, he has indicated the ability to respond to issues or concerns quickly.

**SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** – The applicant has a Minut noise monitoring device.
- **Trash Removal** – Trash pick-up is scheduled as a weekly service on Thursday to be picked up by Ted's Trash.
- **Property listing** - The property will be listed on AirBNB and VRBO.
- **Business operations/security** – The applicant will oversee site security and general business operations, including 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 has been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be 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. Online Application
2. Notification Letter
3. Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plans First Floor
7. Fire Plans First Floor
8. Floor Plans and Fire Plans Basement
9. Parking Plan
10. Nearest Short Term Rental Map

# 3822 S Kiger Rd Independence MO 64055

## STR License

Submitted

Application number A00128

Application date 2024-04-24

Applicant name Lucas Gibson

Collapse details

Submitted Send license Edit

Property Address
3822 S KIGER RD INDEPENDENCE MO 64055

Permit Held By
Owner

Parcel Number
33110154600000000

Rental Structure
Single family

## Permit Holder

First Name
Lucas

Last Name
Gibson

Phone Number
816-878-5190

Email
lgibson91@gmail.com

Mailing Address
19405 E 78 Hwy, Independence, MO 64057

## Property Owner(s)

### Property Owner #1

First Name
Lucas

Last Name
Gibson

Phone Number
816-878-5190

Email
lgibson91@gmail.com

Mailing Address
19405 E 78 Hwy, Independence, MO 64057

## Property Manager

First Name
Lucas

Last Name
Gibson

Phone Number
816-878-5190

Email
lgibson91@gmail.com

Mailing Address
19405 E 78 Hwy, Independence, MO 64057

## Responsible Agent

First Name
Alicia

Last Name
Holmes-Jones

Phone Number
816-929-9716

Email
17ah23@gmail.com

Mailing Address
19405 E 78 Hwy, Independence, MO 64057

## Verification Documents

Floor Plan

floor_plan_2024-04-24-210112.pdf

floor_plan_2024-04-24-210112.pdf

Evacuation Plan

fire_safety_2024-04-24-210112.pdf

fire_safety_2024-04-24-210112.pdf

Parking Plan

parking_spaces_2024-04-24-210112.pdf

## Supplemental Questions

Collapse all

## Possible Violations

**Permit Number Not Displayed in Listing**

2725138 53167497

**> 30 Days Per Year**

2725138 53167497

## Add Note

Notes

Add

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

5

What is your proposed total occupancy?

6

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

The STR is equipped with a Minut noise monitoring system which will notify the applicant if the decibel level is above 85db for more than five continuous minutes. Quiet hours are posted in the listing description on Airbnb and VRBO, an E-mail sent to guests listing house rules, posted on the wall next to the front door, and are posted in a welcome book available to guests.

Please provide your Trash Disposal & Collection Plan:

Trash pick-up is scheduled for a weekly pick up on Thursday with Ted's Trash. The applicant or another agent will ensure trash is taken care of each week

Please provide all platforms that you plan to advertise on.

We plan to list the property on Airbnb and VRBO.

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: May 20, 2024 Case Number: 24-400-13

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 3822 S Kiger Road

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Lucas Gibson

Phone: (816) 878-5190

E-Mail: lgibson91@gmail.com

Planning Commission Meeting Date: June 11, 2024, at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall
111 E. Maple Ave, Independence, MO 64050

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Joshua Garrett

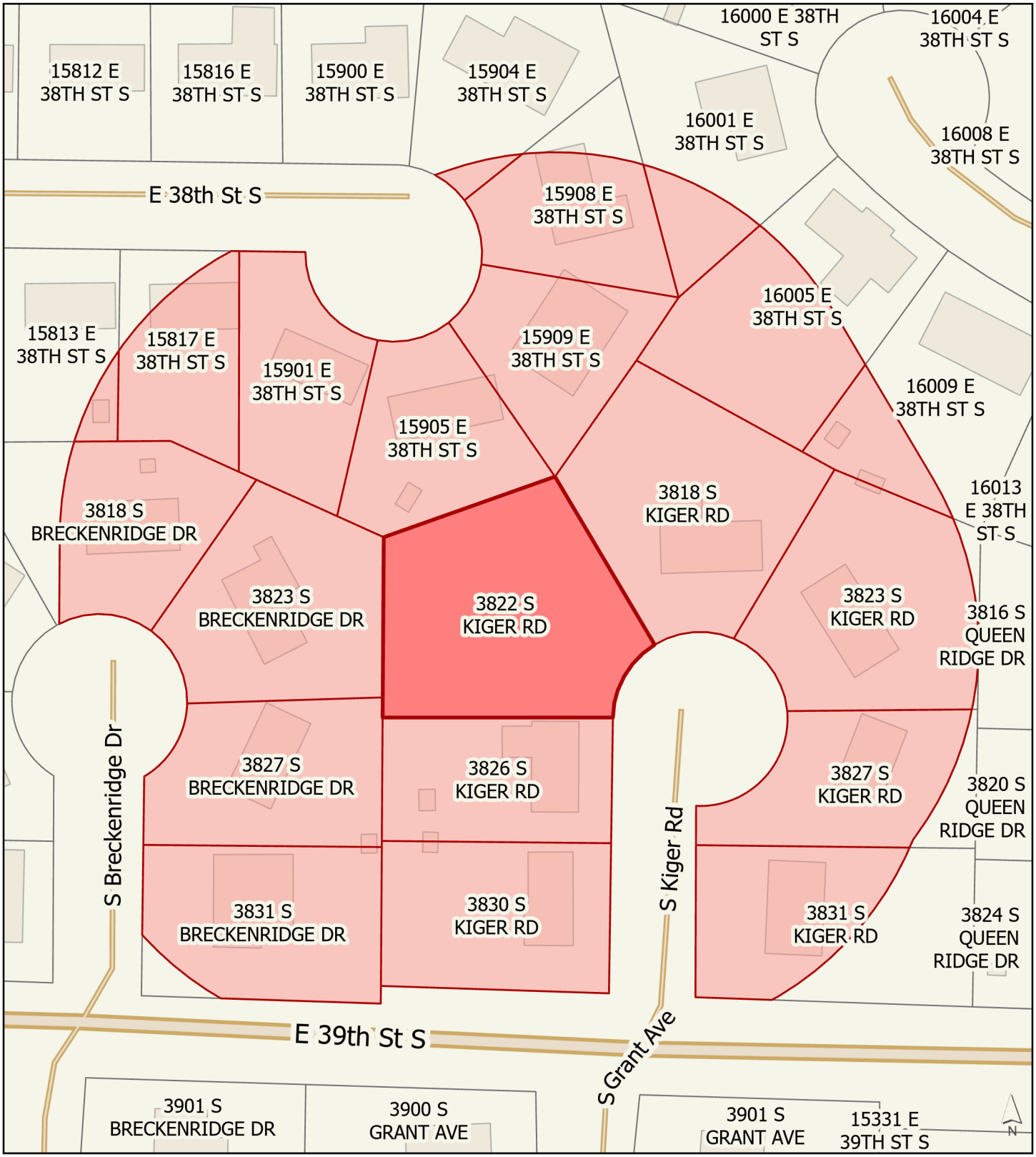
Joshua Garrett
Planner

| Owner | Address | City | State | Zip Code |
|---|---|---|---|---|
| KELTON DEREK E | 3827 S KIGER RD | INDEPENDENCE | MO | 64055 |
| DAVIS JOHN A-TRUSTEE | 16009 E 38TH ST | INDEPENDENCE | MO | 64055 |
| SANDBOTHE-SWOPE PAULA L | 3816 QUEEN RIDGE DR | INDEPENDENCE | MO | 64055 |
| CAMPBELL LESLIE W JR | 16005 E 38TH ST S | INDEPENDENCE | MO | 64055 |
| HERNDON CLIFFORD A | 15817 E 38TH ST S | INDEPENDENCE | MO | 64055 |
| NANCE CHRISTOPHER F | 18901 E 33RD ST CT S | INDEPENDENCE | MO | 64057 |
| HENNEMAN CARL W & ELAINE L-TRUSTEES | 16001 E 38TH ST | INDEPENDENCE | MO | 64055 |
| MORALES JOSE | 15905 E 38TH ST S | INDEPENDENCE | MO | 64055 |
| GREEN ACRE INVESTMENTS LLC | 8300 COLLEGE BLVD # 100 | OVERLAND PARK | KS | 66210 |
| LOEHR MARY K | 15901 E 38TH ST S | INDEPENDENCE | MO | 64055 |
| UELIGGER TRAVIS S & STACEY J | 3823 S KIGER | INDEPENDENCE | MO | 64055 |
| ATKINSON SAMUEL G & ATKINSON WANDA E | 15813 E 38TH ST S | INDEPENDENCE | MO | 64055 |
| DICKISON JIMMIE D & JERILYN S | 3830 S KIGER RD | INDEPENDENCE | MO | 64055 |
| JUAREZ RAYMOND & DANIELLE | 3818 S KIGER RD | INDEPENDENCE | MO | 64055 |
| TOUZINSKY ROBERT C & MARY ANN | 15909 E 38TH ST | INDEPENDENCE | MO | 64055 |
| CUELLAR JOSE G | 3823 S BRECKENRIDGE DR | INDEPENDENCE | MO | 64055 |
| PEREZ PRISCILLA | 3827 S BRECKENRIDGE DR | INDEPENDENCE | MO | 64055 |
| GORE TRAVIS B | 3826 S KIGER | INDEPENDENCE | MO | 64055 |
| HIRNING DENNIS & SHARON | 15904 E 38TH STREET SOUTH | INDEPENDENCE | MO | 64055 |
| ALTO ASSET COMPANY 1 LLC | 5001 PLAZA ON THE LAKE STE 200 | AUSTIN | TX | 78746 |
| RS RENTAL I LLC | 31 HUDSON YARDS | NEW YORK | NY | 10001 |

# Notification Area

24-400-13

## 3822 S. Kiger Road, Independence, MO 64055




Subject Property

185 ft Buffer Area

0 25 50 100 Feet

Prepared by Joshua Garrett, Community Development
Date: 5/30/2024

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-13

I, Jodi Baker, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 21 day of May, 2024.

Jodi Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21 day of May, 2024.

Miranda L Rice

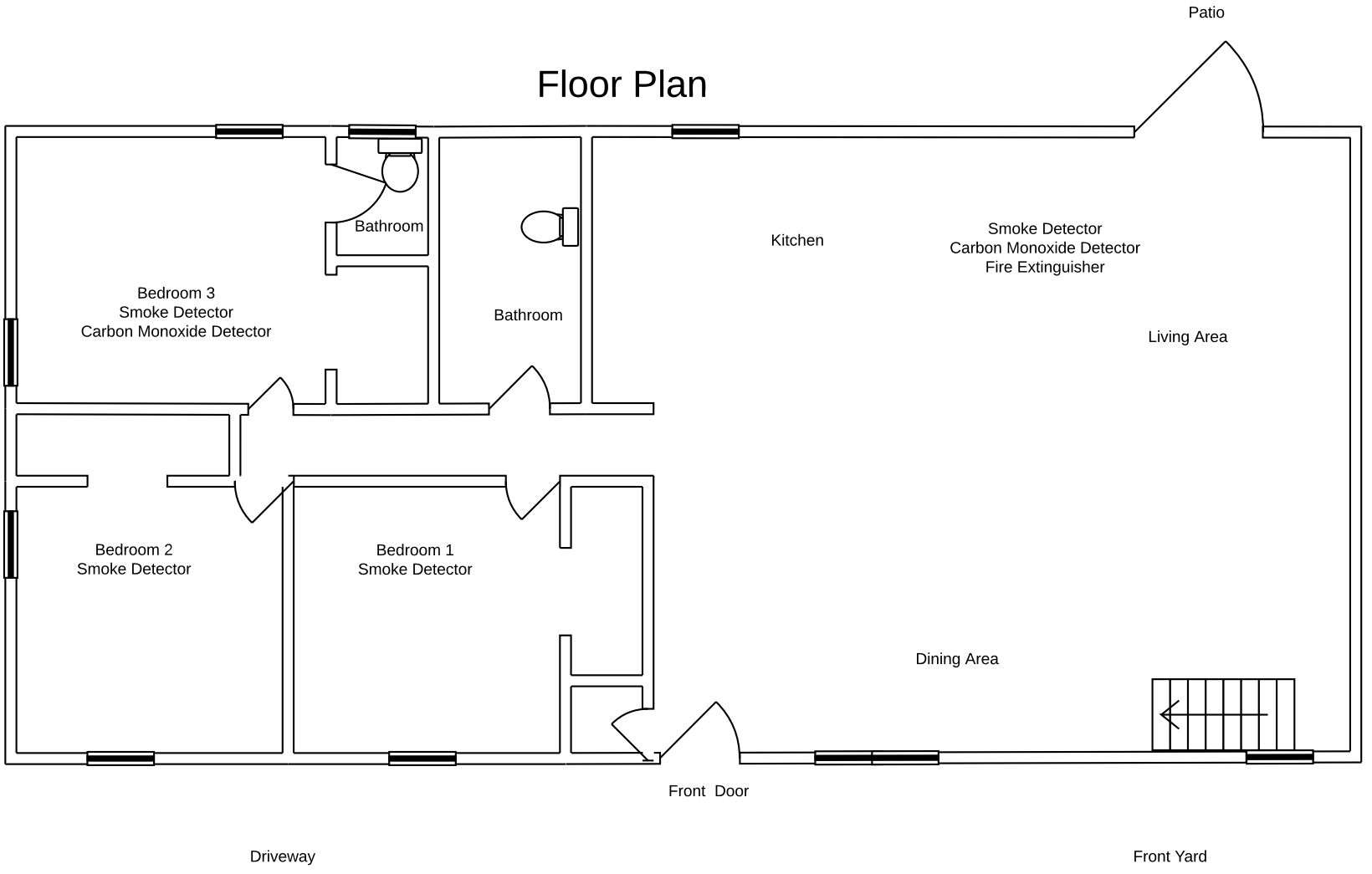
Notary Public

03/12/2028

Commission Expiration Date

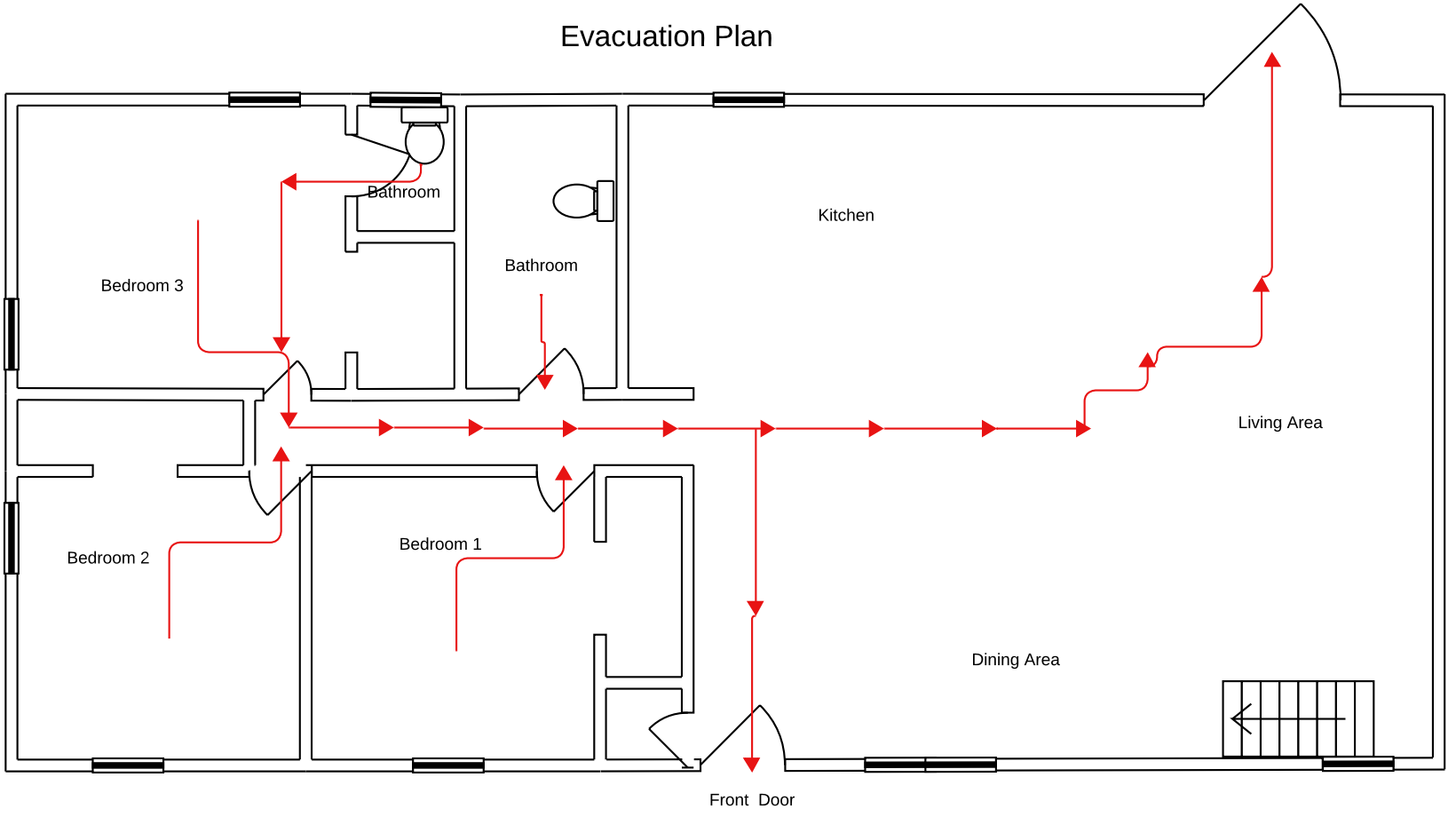
MIRANDA L RICE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 12, 2028
Commission Number: 12313615

# Floor Plan


Patio
Bathroom
Bathroom
Kitchen
Smoke Detector
Carbon Monoxide Detector
Fire Extinguisher
Bedroom 3
Smoke Detector
Carbon Monoxide Detector
Living Area
Bedroom 2
Smoke Detector
Bedroom 1
Smoke Detector
Dining Area
Front Door
Driveway
Front Yard

# Fire Exit

## Evacuation Plan

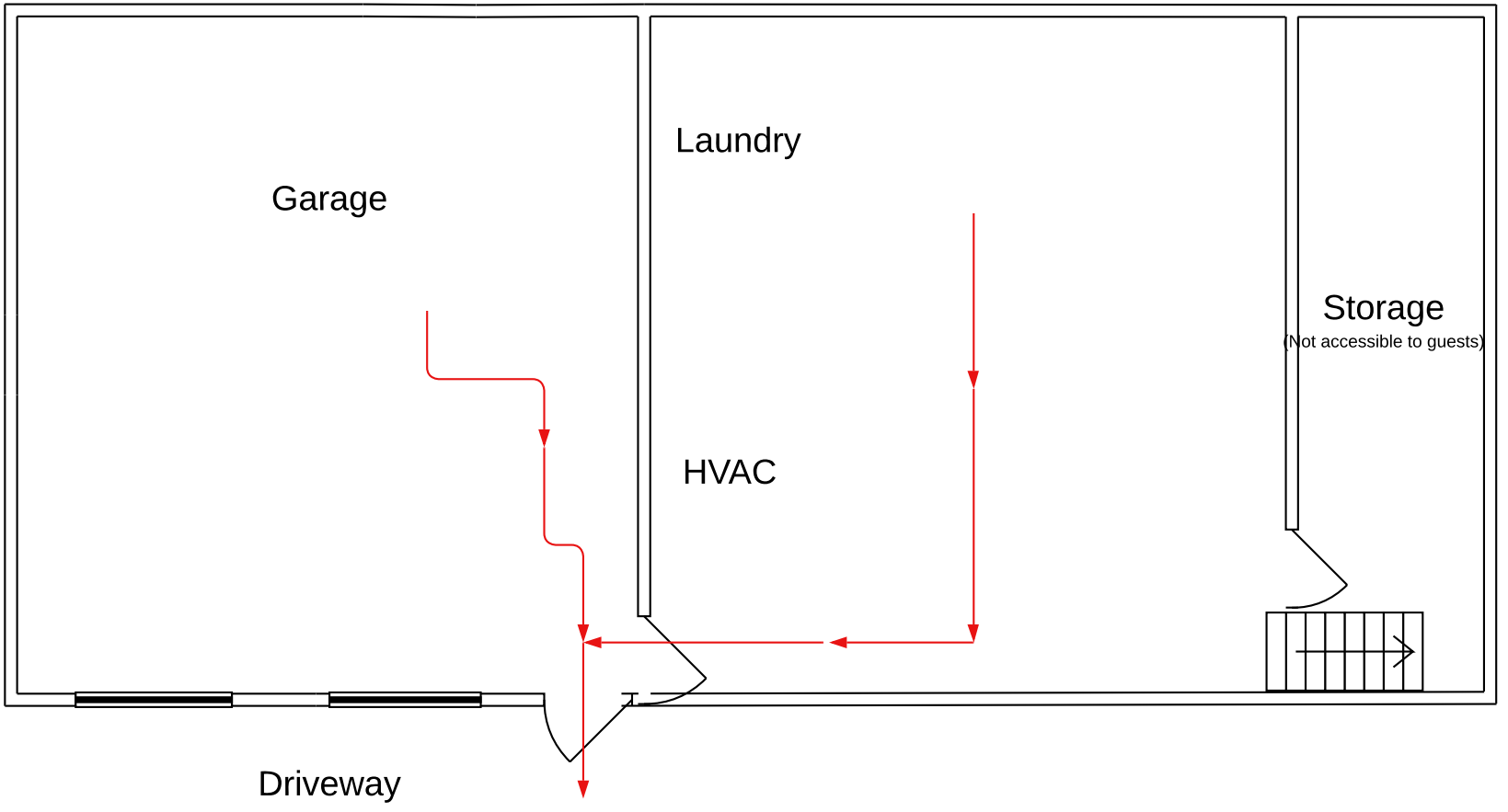



Driveway

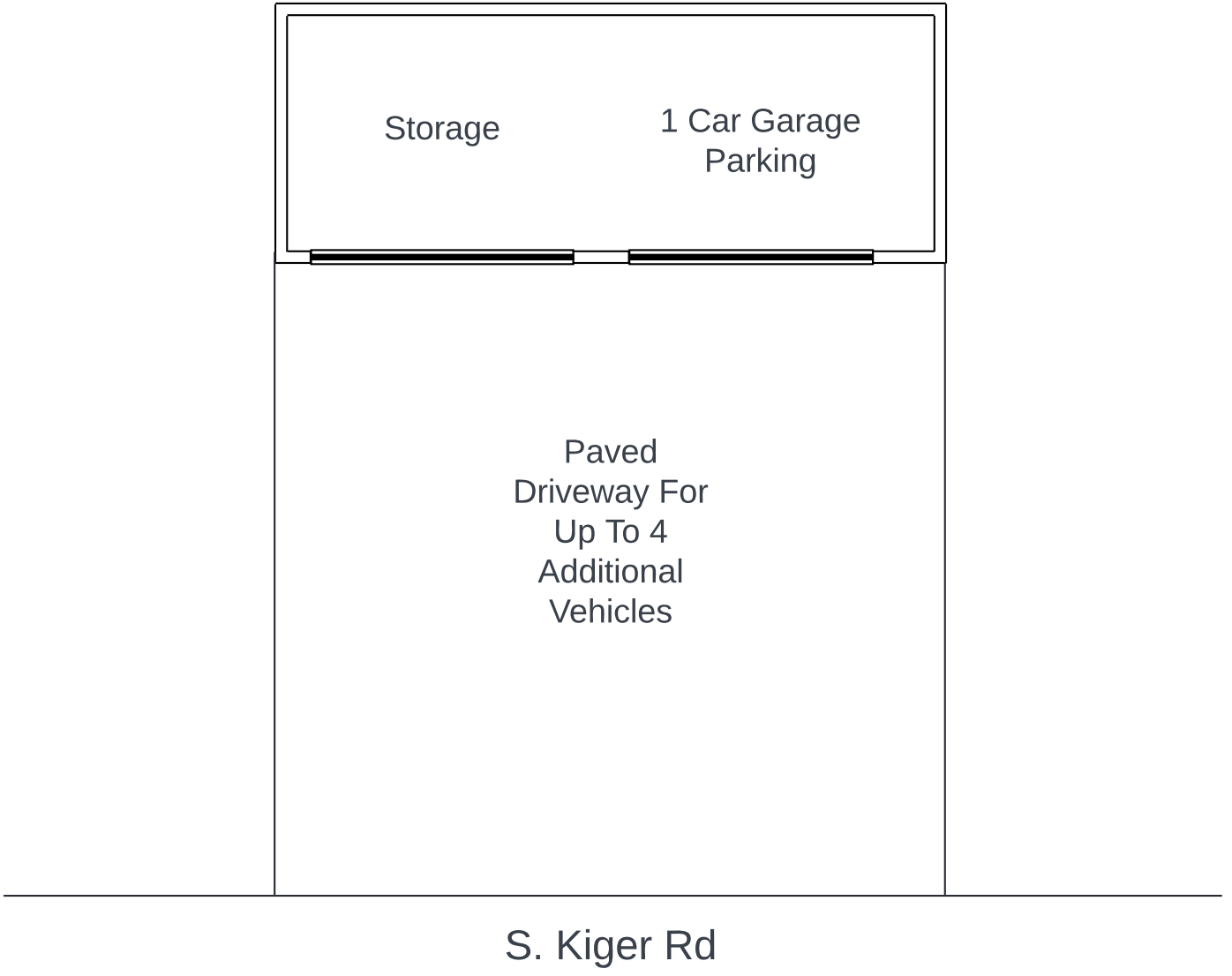
# Fire Exit

Front Yard

# Escape Plan


Garage
Laundry
HVAC
Storage
(Not accessible to guests)
Driveway

# Parking Plan



About Content Legend

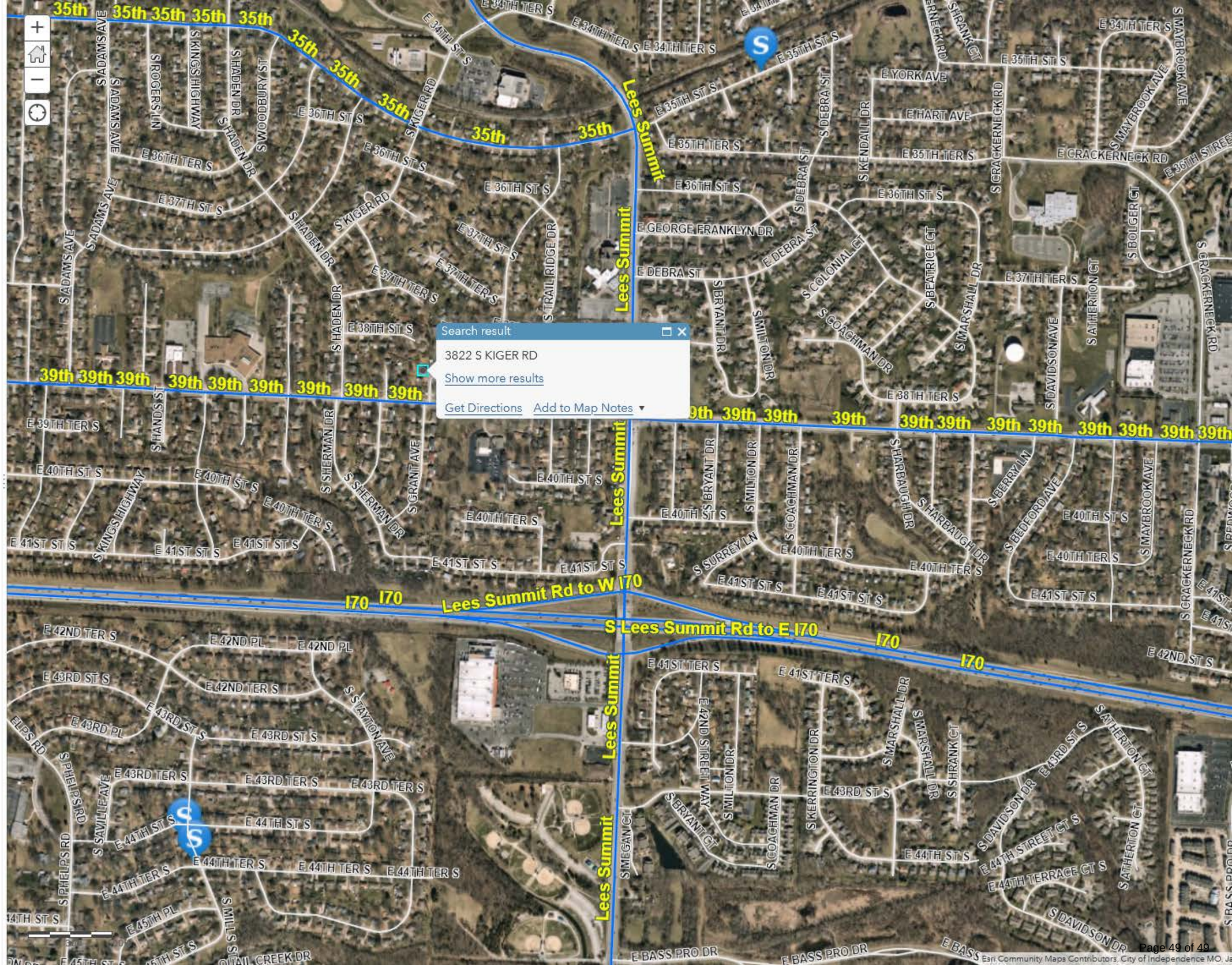
Legend

Major Roads

Road Centerline

Short Term Rentals

Municipal Boundaries



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