



Planning Commission

October 28, 2025 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 – October 14, 2025**

PUBLIC HEARINGS

1. **Case 25-100-21 – Rezoning – 19405 E. 40th Street Ct S** - A request to rezone the property from R-6 (Single Family Residential) to O-1 (Office Residential).

OTHER BUSINESS

1. **Case 25-400-16 – Short-Term Rental – 2804 S. Whitney Ave** – A request to operate a Short-Term Rental at the property.
2. **Case 25-400-17 – Short-Term Rental – 23601 E. Strode Rd** – A request to operate a Short-Term Rental at the property.
3. **Case 25-400-20 – Short-Term Rental – 1231 S. Ash Ave** – A request to operate a Short-Term Rental at the property.
4. **Case 25-400-21 – Short-Term Rental – 802 N. Delaware St** – A request to operate a

Short-Term Rental at the property.

5. **Case 25-400-22 – Short-Term Rental – 16100 E. 38th Street S** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING NOVEMBER 18, 2025

ADJOURNMENT



Planning Commission Minutes

October 14, 2025 6:00 PM

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

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 10/14/2025, in the 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Laurie Dean Wiley, Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - .

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 – September 9, 2025

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda and pull Case 25-310-02 for separate consideration. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. Case 25-310-02 – Preliminary Plat – A request for Preliminary Plat approval for a tract of land Northeast of the intersection of Highway M-78 and Little Blue Parkway.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Harker explained that the lot configurations had changed compared to the previous version, and that the Preliminary Plat reflected the realignment of Bly Road. Mr. Rick Arroyo agreed with Mr. Harker's explanation.

PUBLIC HEARINGS

1. **Case 25-100-18 – Rezoning – North Square** - A request to rezone the properties generally located North of Farmer, South of Nettleton, East of Spring and West of Main from R-30 (High Density Residential) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

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 conditions of approval.

Public Comments

Emmett Morris, 508 N. Liberty St., spoke in support of the rezoning, encouraging its approval and noting that it would provide a strong foundation for the neighborhood's future growth.

Commissioner Comments

In response to Commissioner Ashbaugh's question, Mr. Harker clarified that all properties included in this rezoning area are single-family residences and that the adjacent apartment complexes are not part of the rezoning.

In response to Commissioner Nesbitt's concern, Mr. Harker stated that staff verified all houses within the rezoning area are single-family residences and not apartments.

In response to Chairperson Wiley, Mr. Harker explained that the proposed rezoning would help preserve the integrity of the neighborhood's historic district, which was originally developed for single-family homes.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Case 25-100-19 – Rezoning – North Dodgion** - A request to rezone the properties along Dodgion Avenue between College Avenue and US 24 Highway from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser 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. Glaser reviewed the conditions of approval.

Public Comments

No public comments.

Commissioner Comments

Regarding Commissioner Nesbitt's inquiry, Mr. Glaser clarified that 812 N. Dodgion Ave. should be corrected from C-2 (General Commercial) to R-6/PUD (Single-Family Residential/Planned Unit Development) due to lot size and setback requirements. He also noted that the property should be removed from the initial list of addresses proposed to change from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single-Family Residential).

Motion

Commissioner Dan O'Neill made a motion to approve the case as amended. Commissioner Jose Torres seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

3. **Case 25-100-20 – Rezoning – 1116 S Woodland Ave & 1506 W 23rd Street** - A request to rezone the properties at 1116 S Woodland & 1506 W 23rd Street from I-1 (Industrial) to R-12 (Two Family Residential).

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.

Applicant Comments

David Gillpatrick, 123 East Kansas Avenue, speaking on behalf of the applicant, Zackary Whitworth. In response to Chairperson Wiley's questions, Mr. Gillpatrick clarified that the alleyway extends the full length of the block, passing several houses, and serves as access to the property. He further noted that, based on current understanding, there has been no discussion or condition that would require the gravel parking area to be paved. Mr. Gillpatrick also stated that their goal is to enhance the area and improve its overall appearance.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Harker explained that while the property lines appear slightly misaligned on the maps, they do not extend onto the neighboring property. He further clarified that the alleyway shown is actually an access point to the property, not a platted alley. Regarding parking, he noted that if the property is rezoned, the owner would not be required to replace the gravel parking area with pavement unless new construction exceeds 50% of the property's market value or the gravel area falls into disuse and becomes overgrown, at which point the legal nonconformity would be lost and paving would be required.

In response to Commissioner Young, Mr. Harker confirmed the home is for sale and any proposed improvements would require internal administrative approval.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

4. **Case 25-200-10 – Special Use Permit – 711 N Arapaho Street** – A request to operate a Bed & Breakfast at the property.

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 conditions of approval.

Applicant Comments

Adriana, 711 N Arapaho Street, shared that the couple, currently the only residents of their spacious home, have always enjoyed hosting friends and family. They would like to welcome travelers to the cozy basement studio, which has its own private entrance and bathroom, aligning with their dreams of building a future in real estate. She stated that they are confident they can meet the conditions outlined by the Staff.

Public Comments

No public comments.

Motion

Commissioner Eric Ashbaugh made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

5. **Case 25-200-11 – Special Use Permit – 1112 Dickinson Road** – A request to operate a light equipment sales business at the property.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser 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. Glaser reviewed the conditions of approval.

Applicant Comments

Steven Fairfield, 1112 N. Dickinson Road, shared that his family has owned the building for 30 years and that his business has operated among three businesses. He is seeking an additional business license to sell trailers. Mr. Fairfield is looking to get an additional business license to sell trailers.

Public Comments

No public comments.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Glaser stated the applicant proposes to pave 2,000 sf to allow a small display area within the gravel lot. Under Section 14409, which governs

light equipment sales, displayed items are required to be on an all-weather surface such as concrete or asphalt, prompting this request. No additional green space would be required.

ROUNDTABLE - NEXT MEETING OCTOBER 28, 2025

ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

MEETING DATE: October 28, 2025,

STAFF: Brian L. Harker, Planner

PROJECT NAME: Peaks at Blue River

CASE NUMBER/REQUEST: **Case 25-100-21 – Rezoning – 19405 E. 40th Street Court S.** – A request to rezone the property from R-6 (Single-Family Residential) to O-1 (Office-Residential).

APPLICANT: Matt Covington
JES Development Company, Inc.

OWNER: Brian Kimes
Peak at Blue River, LP

PROPERTY ADDRESS: 19405 E. 40th Street Court S.

SURROUNDING ZONING/LAND USE:

- Northeast:** R-6 (Single-Family Residential)...undeveloped tract
- Southwest:** O-1 (Office-Residential)...undeveloped tract and senior apartments
- Southeast:** R-6 (Single-Family Residential)...county park
- Northwest:** O-1 (Office Residential)...nursing home

PUBLIC NOTICE:

- Letters to adjoining property owners – October 10, 2025
- Public Notice published in the Kansas City Star – October 8, 2025
- Signs posted on property – October 10, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on December 1, 2025 and the public hearing/second reading on December 15, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this Rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: – A request by Matt Covington to rezone a tract of land located at 19405 E. 40th Street Court S.

Current Zoning: R-6 (Single-Family Residential) **Proposed Zoning:** O-1 (Office-Residential)

Current Use: Undeveloped tract

Zoning History 1975 – 1980: R-1 (Single-Family Residential)
 1980 - 2009: R-1b (Single-Family Residential)
 2009 - Present: R-6 (Single-Family Residential)

Property History:

The northern parcel was never formally platted. In 1975, it was annexed into the City through Ordinance No. 2864 and designated R-1 (Single-Family Residential). In 1980, the zoning was amended to R-1b (Single-Family Residential). The parcel was later separated from a larger parent tract during the establishment of the Little Blue Trace Park and the Jackson Drive right-of-way. With the adoption of the Unified Development Ordinance (UDO), the zoning designation was updated from R-1b to R-6 (Single-Family Residential).

Proposal:

The applicant intends to develop a three-story 40-unit apartment structure at 19405 E. 40th Street Court S. The Peaks at Blue River development, located at the southeast corner of S. Jackson Drive and E. 40th Street Court S., includes two tracts containing 2.04-acres and 0.79-acres which are currently zoned O-1 (Office-Residential) and R-6 (Single-Family Residential), respectively. This rezoning request has been submitted to rezone the 0.79-acre parcel to O-1. An application for a Minor Subdivision has also been submitted to combine these tracts. The property contains no development or impervious cover. The Little Blue Trace Park abuts the southeastern boundary of the parcel. This smaller triangle parcel will provide needed open space and outdoor amenity for the development contained on the larger parcel.

Given this proposal is not a Planned-Unit-Development (PUD), the development will be reviewed in full administratively. Upon the rezoning of the northern parcel, Community Development will need to review the joining of the two parcels via the Minor Subdivision process and then review the proposed development via the Final Plan Review and building permit processes.

Physical Characteristics of Property:

The northern parcel is triangular in shape abutting the Little Blue Trace Park on the east and on the north by the Jackson Drive right-of-way. The property is relatively flat, with scruffy plantings along the east and is lower than the rights-of-way, sloping east toward the park. Much of the parcel is in FEMA identified flood plains.

Characteristics of the Areas:

The vicinity of the proposed development is predominately nursing and skilled care, multiple-family residential, retail and restaurant uses. To the southwest is senior living uses. Then, to the west a nursing home and across Jackson Drive, to the northwest, are retail and restaurant uses. North, across Jackson Drive, is an undeveloped property. To the west lies the Little Blue Trace Park, the Little Blue River and a multiple-use trail.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The project should achieve the goal of, “livability, choice, access, health and safety through a quality neighborhoods”. The project should improve visual appearance, improve public infrastructure and facilities.

Comprehensive Plan Tools and Policies for the Current Designation:

The Comprehensive Plan envisions the area around the rezoning to be Mixed Use. The relevant Guiding Principle would be that it facilitates the development of a connected, mixed-use neighborhood, which this residential component would further that mixed-use designation.

Zoning:

The applicant proposes District O-1 (Office Residential) allows for multiple-family, office, banks, business services, daycare centers, nursing homes, government facilities, churches, funeral and interment services, schools, colleges and universities and crop agriculture. District R-6 zoning allows single-family housing, home based daycare, government facilities, churches, schools, utilities, cemeteries, crops and gardening.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Floodplain/Stream Buffer and Stormwater Drainage:

The southeastern portion of the parcel subject to rezoning is located in FEMA Zone AE, with the northwestern developable portion located in FEMA Zone X “areas determined to be inside the 0.2% annual chance floodplain”. The Little Blue Trace Park contains buffer along the Little Blue River.

Access to Property:

Access to the development on the south parcel will be via to entry/exits along 40th Street Court.

Sidewalks and Trail Connection:

A completed sidewalk is required along 40th Street Court. There will be a walking trail amenity on the north parcel, which will also connect to the sidewalk along Jackson Drive (that crosses the bridge) and provides access to the Little Blue Trace Park multi-use trail.

Utilities and Drainage Easement Vacation:

This developed neighborhood has all utility services available in the area and new easements will be established with the Minor Subdivision. The northern parcel, in particular, will require a drainage easement vacation.

CIP Investments:

The city does not have any capital improvements projects planned near this area.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. ***Conformance of the requested zoning with the Comprehensive Plan.***
The Comprehensive Plan envisions Mixed Uses for the area. Staff feels the O-1 zoning, which is adjacent along 40th Street Court, is appropriate given the nursing and senior living uses in the area.
2. ***Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.***
The properties are within the Little Blue Valley Plan Area.

3. ***The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.***
There are nearby and adjacent O-1 zoned properties with nursing and senior residential uses to the west and south.
4. ***The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.***
The O-1 zoning is compatible with the area's existing nursing and senior residential uses.
5. ***The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.***
The R-6 zoning is not compatible with existing zonings and uses in the area.
6. ***The length of time the subject property has remained vacant as zoned.***
This property has always been vacant.
7. ***The extent to which approving the rezoning will detrimentally affect nearby properties.***
The rezoning should have no detrimental effect on area properties.
8. ***The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***
If rezoning is denied, the applicants will not be able to combine this parcel with the one adjacent to the south, and thus not have sufficient open space for their development.

EXHIBITS

1. Narrative
2. Application
3. Notification Letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Zoning Plat
8. Concept Plan
9. Comprehensive Plan Map
10. Zoning Map



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& Services**

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September 11, 2025

Mr. Brian Harker
City Planner
City of Independence
111 E Maple Avenue
Independence, Missouri 64050

RE: Peaks at Blue River
Site Plan Cover Letter
E 40th Street Court S
Independence, MO

Dear Mr. Harker:

We are pleased to submit plans for review of the Peaks at Blue River development located at the corner of Jackson Drive and E 40th Street Court S. The parcel includes two tracts containing 2.04-acres and 0.79-acres which are currently zoned O-1 and R-6, respectively. A rezoning request has been submitted to rezone the 0.79-acre parcel to O-1. A plat has also been submitted to combine these tracts. The property contains no development or impervious cover. The Little Blue River is near the southern boundary of the parcel. The southern portion of this site is located in FEMA Zone AE, with the northern developable portion located in FEMA Zone X "areas determined to be inside the 0.2% annual chance floodplain". The site contains a 150' stream buffer along the Little Blue River.

Development proposes a three-story 40-unit independent senior housing building, parking lots, dumpster enclosure/shed combination, and stormwater improvements. The proposed development will include 1.03 acres of impervious cover. The maximum gross square footage of building floor area on the site is 47,152 S.F. There is no off-site parking proposed, and a total of 61 parking stalls are included on the site.

Please see the enclosed documents for the site plan review of Peaks at Blue River. Please contact me if you have any questions.

Thank You,

Matthew Kriete, P.E.

cc: Brian Kimes, Peaks at Blue River, L.P., via email
Matt Covington, AEP, via email
ES&S PN: 16552



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
<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

Project Information and Location

Peaks at Blue River

Project Name

19401 E 40TH STREET CT S INDEPENDENCE, MO 64057

Project Address/Location

0	0.79	1	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-6	O-1	Vacant	Multi-Family Senior Living
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input checked="" type="checkbox"/> One PDF copy of a plat map or site plan <input checked="" type="checkbox"/> Legal Description of the property in question
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Contact Information

Applicant

Matt Covington

JES Dev Co, Inc

Name

Company

Owner

Brian Kimes

Peaks at Blue River, LP

Name

Company

Phone

Email

Phone

Email

Architect/Engineer/Surveyor/Other: Engineer

Architect/Engineer/Surveyor/Other: Architect

Alex Gustafson

ESS Inc.

Maggie Brennan

Rosemann & Associates

Name

Company

Name

Company

Phone

Email

Phone

Email

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

Applicant's Signature

Date

Owner's Signature

Date

Matt Covington

8-28-25

Brian Kimes

8/28/25

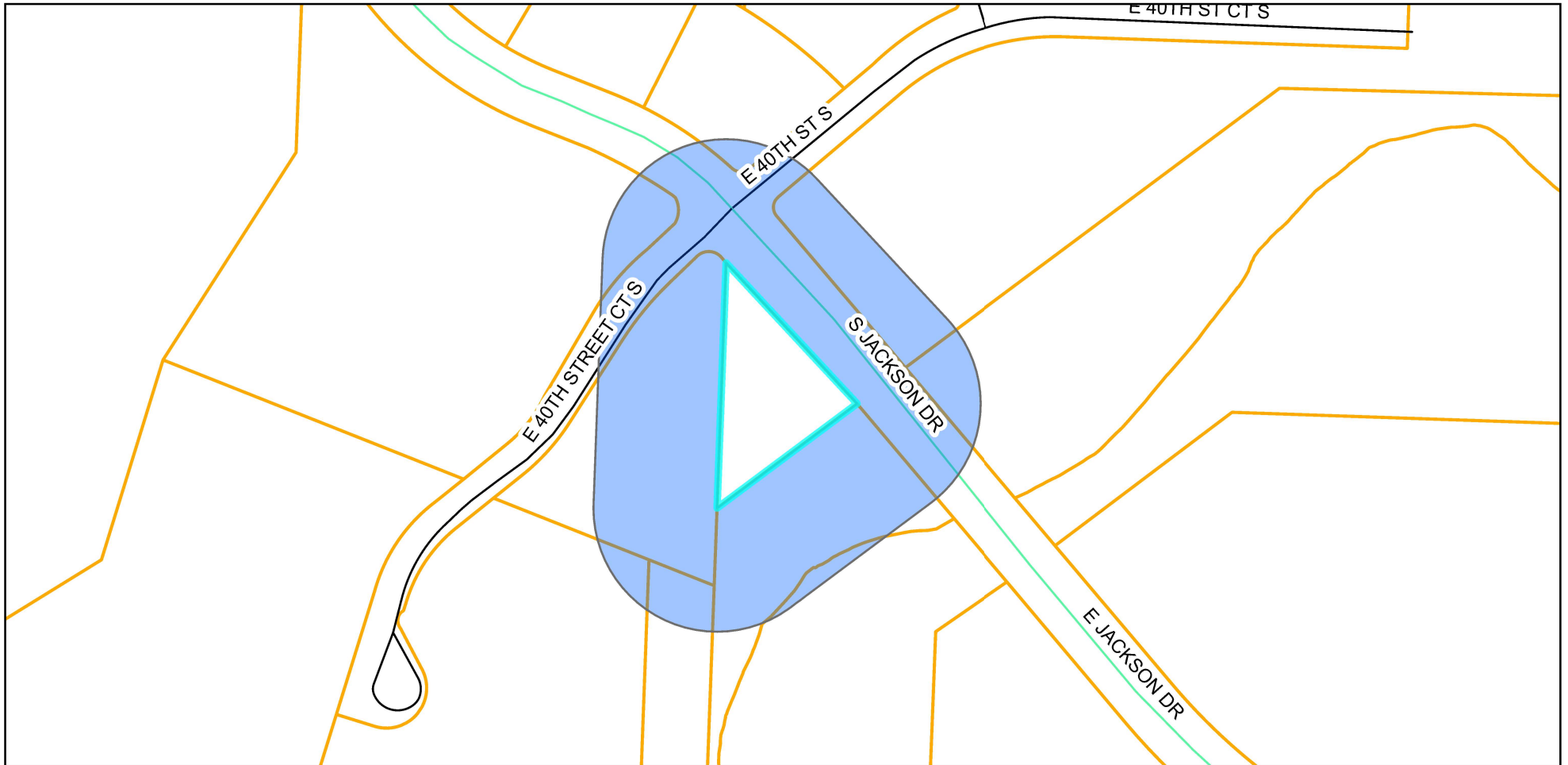
May 2022

Property Address	Property Owner	Owner Address	City	State	ZIP Code
3980 S JACKSON DR	3980 SOUTH JACKSON DRIVE LLC	262 N UNIVERSITY AVE	FARMINGTON	UT	84025
19400 E 40TH STREET CT S APT 301	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
19401 E 40TH STREET CT S	JACKSON CREEK WHITAKER LLC	227 N SANTA FE STE 67401	SALINA	KS	67401
NO ADDRESS ASSIGNED BY CITY	REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	1001 W WALNUT ST	INDEPENDENCE	MO	64050
19401 E 40TH STREET CT S	JES DEV CO INC	206 PEACH WAY	COLUMBIA	MO	65201
4011 S JACKSON DR	QUINTOR ENTERPRISES LLC	2618 CASELLA WAY	SAN RAMON	CA	94582

Notification Area Map

19401 E 40th Street Ct S


Case #25-100-21



Legend

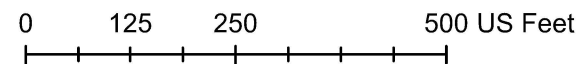
 Notification Area

Streets

 Local

 Major Arterial

 Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

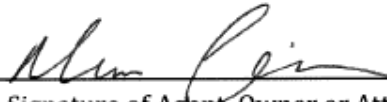
COUNTY OF JACKSON

Case No. 25-100-21

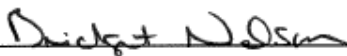
I, Matt Covington, of lawful age being first duly sworn upon oath, state:

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.**

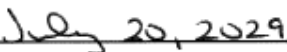
These notices were mailed on the 10th day of October, 2025.

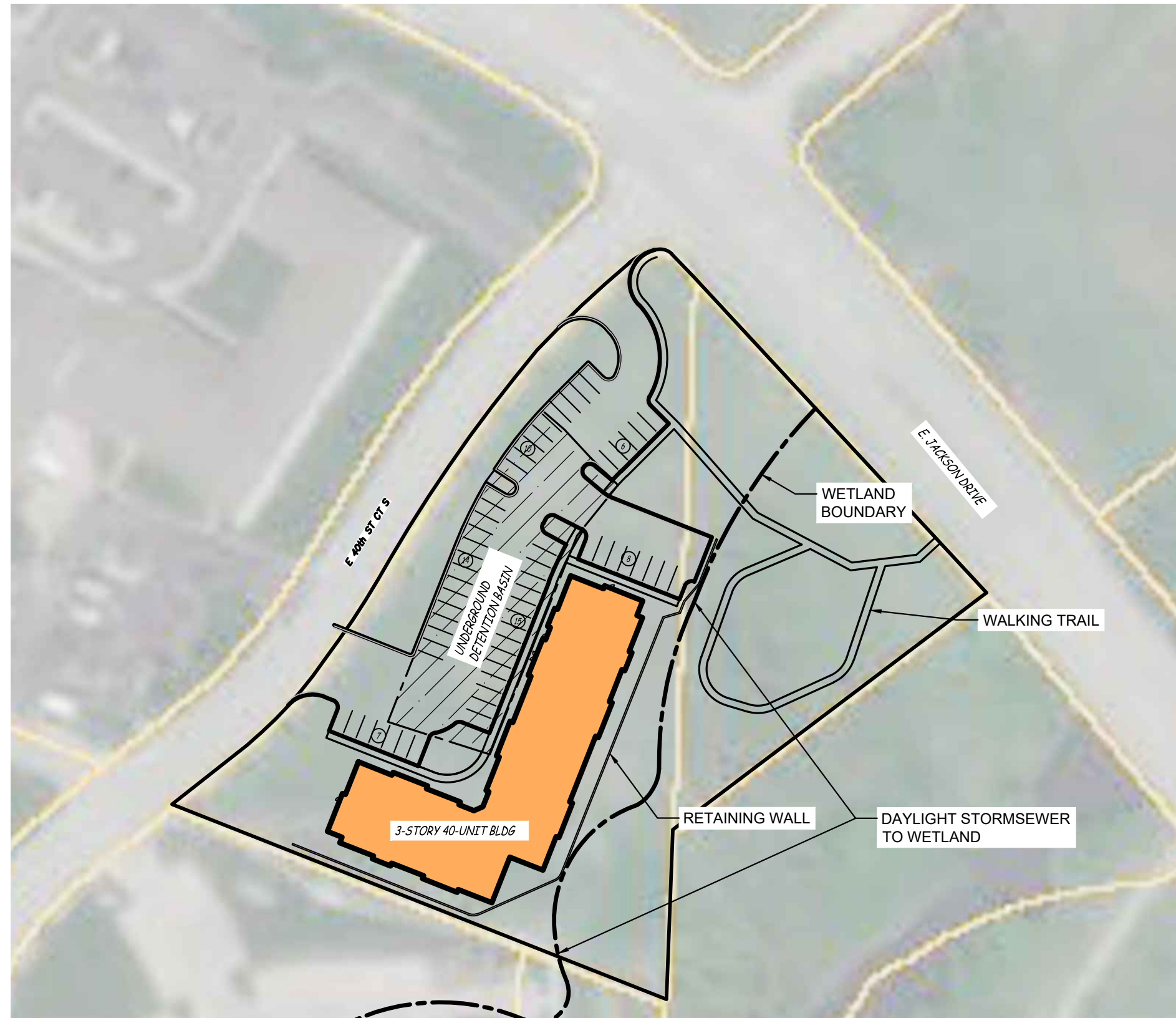

Signature of Agent, Owner or Attorney
Rep

Subscribed and sworn to before me this 10 day of October, 2025.


Notary Public

BRIDGET NELSON
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: July 20, 2029
Commission #: 21941886


Commission Expiration Date



CONCEPT PLAN
INDEPENDENCE PROPERTY
 INDEPENDENCE, JACKSON COUNTY, MO
 APRIL 17, 2025



SITE INFO NOTE

LOT AREA (WEST LOT) = 2.90 ACRES
 ZONED: 0-1 - OFFICE
 CURRENT PROPERTY USE: VACANT
 PROPOSED USE: INDEPENDENT SENIOR LIVING
 3-STORY BUILDING: 45 UNITS
 MAXIMUM BUILDING HEIGHT: 40 FT
 MAXIMUM DENSITY = 1,000 S.F. SITE AREA/UNIT
 (21.8 UNITS/AC)
 PROVIDED DENSITY = 2,807 S.F. SITE AREA/UNIT
 (15.5 UNITS/AC)
 SETBACKS: FRONT ABUTTING R-ZONED LOT = 50'
 OTHER FRONT = 15'
 SIDE/REAR = 0'/20'
 BUFFER REQUIRED = NO
 SCREENING REQUIRED = YES
 TREE PRESERVATION REQUIRED = YES
 DETENTION = UNDERGROUND
 WATER QUALITY REQUIRED = YES
 VOLUME REDUCTION REQUIRED = YES

PARKING NOTE

CATEGORY: MULTI-UNIT SENIOR APARTMENT
REQUIRED PARKING 1.5 PER UNIT
 40 UNITS = 60 SPACES
PROVIDED PARKING 1.5 PER UNIT
 40 UNITS = 60 SPACES



**Engineering Surveys
 & Services**
 1113 Fay Street, Columbia, Mo 65201
 573 - 449 - 2646
 www.ess-inc.com

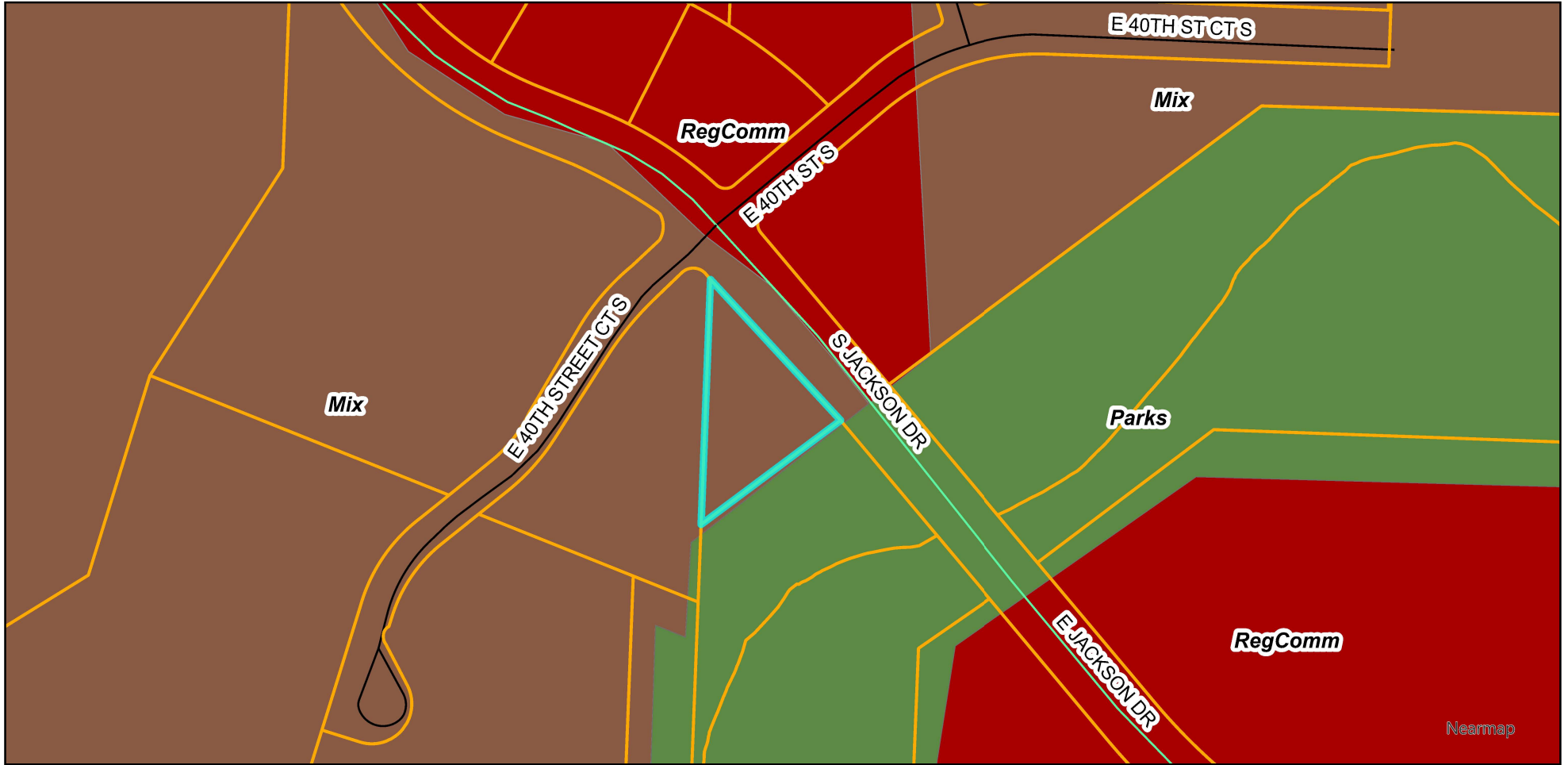
MO Land Surveying Corp. # 2004004672
 Missouri Engineering Corp. # 2004005018

ES&S NO. 15267

Comprehensive Plan

19405 E 40th Street Ct S

Case #25-100-21



Legend

Parcels

Comprehensive Plan

Mixed Use

Regional Commercial

Parks

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: October 28, 2025

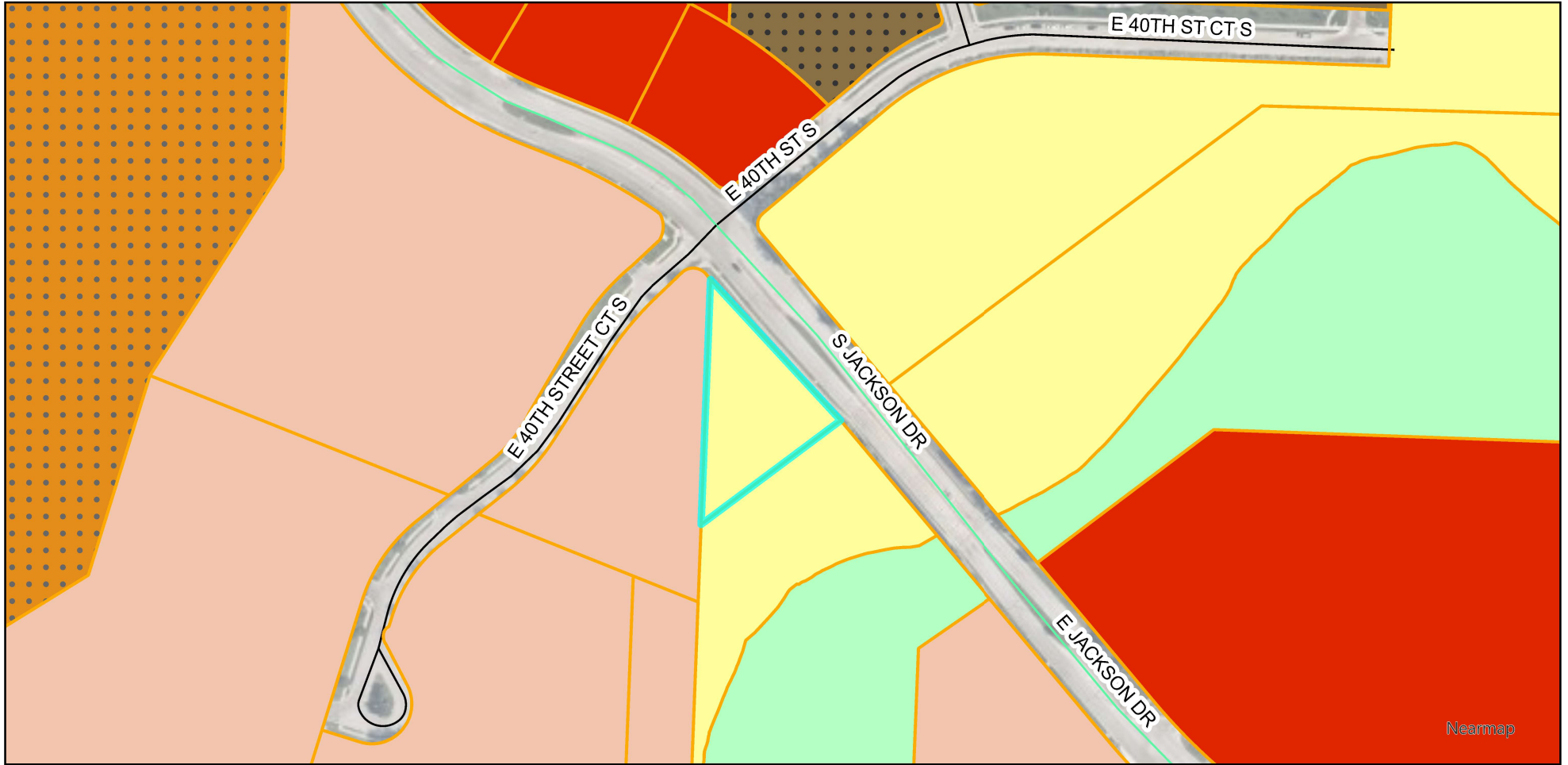


Zoning Map



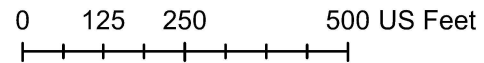
19405 E 40th Street Ct S

Case #25-100-21



Legend

- | | | |
|------------------------|----------|-----|
| Parcels | O-1 | R-6 |
| Zoning District | R-18/PUD | R-A |
| C-2 | R-30/PUD | |



Prepared For: Planning Commission
Meeting Date: October 28, 2025



MEETING DATE: October 28, 2025

STAFF: Brian L. Harker, Planner

PROJECT NAME: 2804 S. Whitney Avenue – Short-Term Rental

CASE NUMBER/REQUEST: Case 25-400-16 – Short-Term Rental – 2804 S. Whitney Avenue – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 2804 S. Whitney Avenue

APPLICANT/OWNER : Jenevieve Zhang

APPLICANT/OWNER ADDRESS: 77 Draper Street, Unit 3, Boston, MA 02122

PROPERTY MANAGER: Rasha Pensanti

PROPERTY MANAGER/ADDRESS: 224 Weller Street, Unit C, Petaluma, CA 94952

RESPONSIBLE AGENT: Ivy Kettlewell

RESPONSIBLE AGENT/ADDRESS: 224 Weller Street, Unit C, Petaluma, CA 94952

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)

SURROUNDING ZONINGS/LAND USES:

NSEW: R-6 (Single-Family Residential)...single-family residences

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 8, 2025
- Notification signs were posted on the property October 10, 2025

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 pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
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 to eight (8) adults, ten (10) persons total.
5. The maximum number of bedrooms shall be four (4).

6. A noise monitoring system conforming to City Code 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.
7. 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:

The applicant seeks approval of a Short-Term Rental at 2804 S. Whitney Avenue

Current Zoning:	R-6 (Single-Family Residential)
Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-1b (Single-Family Residential) Prior to 1980: R-1 (Single-Family Residential) Prior to 1965: Not Zoned
Proposed Use:	Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

Property History:

The property was annexed into the city in 1963. The lot was platted in the 1960’s as Lot 117 and part of Lot 118 of Ellswood Meadows. Upon adoption of the Zoning Ordinance in 1965, the subject site was assigned the R-1 (Single-Family Residential) zoning designation. In 1980, it was classified as R-1b (Single-Family Residential) and with the UDO in 2009, R-6 (Single-Family Residential).

Physical Characteristics of Property:

The property is approximately 25,265 square feet in area. The gray dwelling is an “A” frame with modernist additions. The first floor is the living room, kitchen, a ½ bathroom, a primary bedroom with bathroom and a second bedroom with a bathroom. In the basement, there are two more bedrooms, a bathroom, a laundry room, an entertainment room and a dining space.

Characteristics of the Area:

The subject site is located in southeast Independence. Single-family residential homes neighbor the property to the north, south, east and west. The homes in the area include an eclectic mix of ranches, split-levels and modern architecture constructed in the 1960’s and 1970’s.

Parking:

The property has a two-car driveway and a circle drive providing parking for six vehicles. In this area, parking in the street is common. The property’s two-car garage will not be made available to guests.

Unruly Guest/Security:

The continuous noise monitoring device, RentEye, will be used. If subject activity is above the noise threshold, the management company will alert and message the guests. Guests are made aware at booking that a \$500 fine will be added to their account if they are noisy during quiet hours. Quiet

hours are posted in multiple areas of the house as well as the penalties for violating the City of Independence noise ordinance.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash. Refuse is collected on a weekly basis on Friday’s by the Responsible Agent.
- **Property listing** - The property will be listed on AirBNB, VRBO and RedAwning.com
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **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 as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a four-bedroom short-term rental unit.

This application follows the density limitations of the City Code.

EXHIBITS

1. Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan First Floor
7. Floor Plan Basement
8. Fire Safety Plan First Floor
9. Fire Safety Plan Basement
10. Parking Plan
11. Nearest Short-Term Rental Map

2804 S Whitney Ave Independence MO 64057

STR License

Submitted

Application number

A00159

Application date

2025-08-18

Applicant name

Jenevieve Zhang

> Collapse details

Submitted

Send license

Edit

Property Address

2804 S WHITNEY AVE INDEPENDENCE MO 64057

Parcel Number

25910023500000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Jenevieve

Last Name

Zhang



Mailing Address

2804 S WHITNEY AVE INDEPENDENCE MO 64057

Property Owner(s)

Property Owner #1

First Name Last Name
Jenevieve Zhang



Mailing Address
2804 S WHITNEY AVE INDEPENDENCE MO 64057

Property Manager

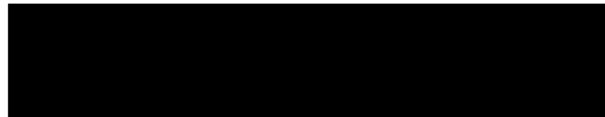
First Name Last Name Company Name
Rasha Pensanti Awning



Mailing Address
224 Weller St, # C, Petaluma, CA 94952

Responsible Agent

First Name Last Name
Ivy Kettlewell



Mailing Address
2810 S Whitney Ave, Independence, MO 64057

Verification Documents

Floor Plan

[floor_plan_2025-08-18-184750.jpeg](#)

[floor_plan_2025-08-18-184750.jpeg](#)

Evacuation Plan

[fire_safety_2025-08-18-184750.jpeg](#)

[fire_safety_2025-08-18-184750.jpeg](#)

Parking Plan

[parking_spaces_2025-08-18-184750.png](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?



4

Total number of parking spaces available on the property? ^

6

What is your proposed total occupancy? ^

10

Is street parking allowed? ^

Yes

Please provide your Noise Management Plan: ^

Continuous noise monitoring device (RentEye). If subjects are above noise threshold, management company will alert and message the guests. Guests are being made aware at booking that a \$500 fine will be added to their account if they are noisy during quiet hours. Quiet hours are posted in multiple areas of the house as well as the penalties of violating the City of Independence noise ordinance.

Please provide your Trash Disposal & Collection Plan: ^

Ted's Trash- Pickup on Fridays. Responsible Agent (Ivy Kettlewell) comes and brings out trash bins before Friday pick up and puts them back after pick up.

Please provide all platforms that you plan to advertise on. ^

AirBnb, VRBO, RedAwning.com

Possible Violations

 Permit Number Not Displayed in Listing

 717393997144791932

Add Note





INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: October 8, 2025

Case Number: 25-400-16

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: 2804 S. Whitney Avenue

Total Maximum occupancy: Eight (8) guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Zhang Jenevieve

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: October 28, 2025 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 816-325-7823.

Brian L. Harker

Brian L. Harker
Planner



INDEPENDENCE

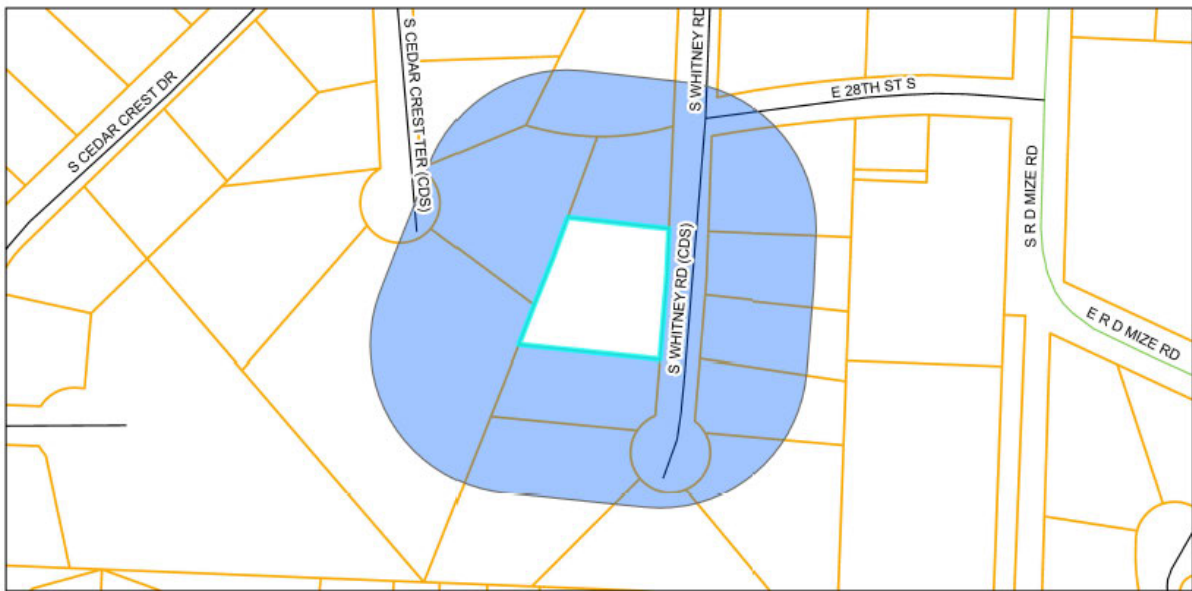
★ COMMUNITY DEVELOPMENT ★

Notification Area Map



2804 S Whitney Rd

Case #25-400-16



Legend

- Notification Area
- Streets**
- Collector
- Local
- Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: October 28, 2025

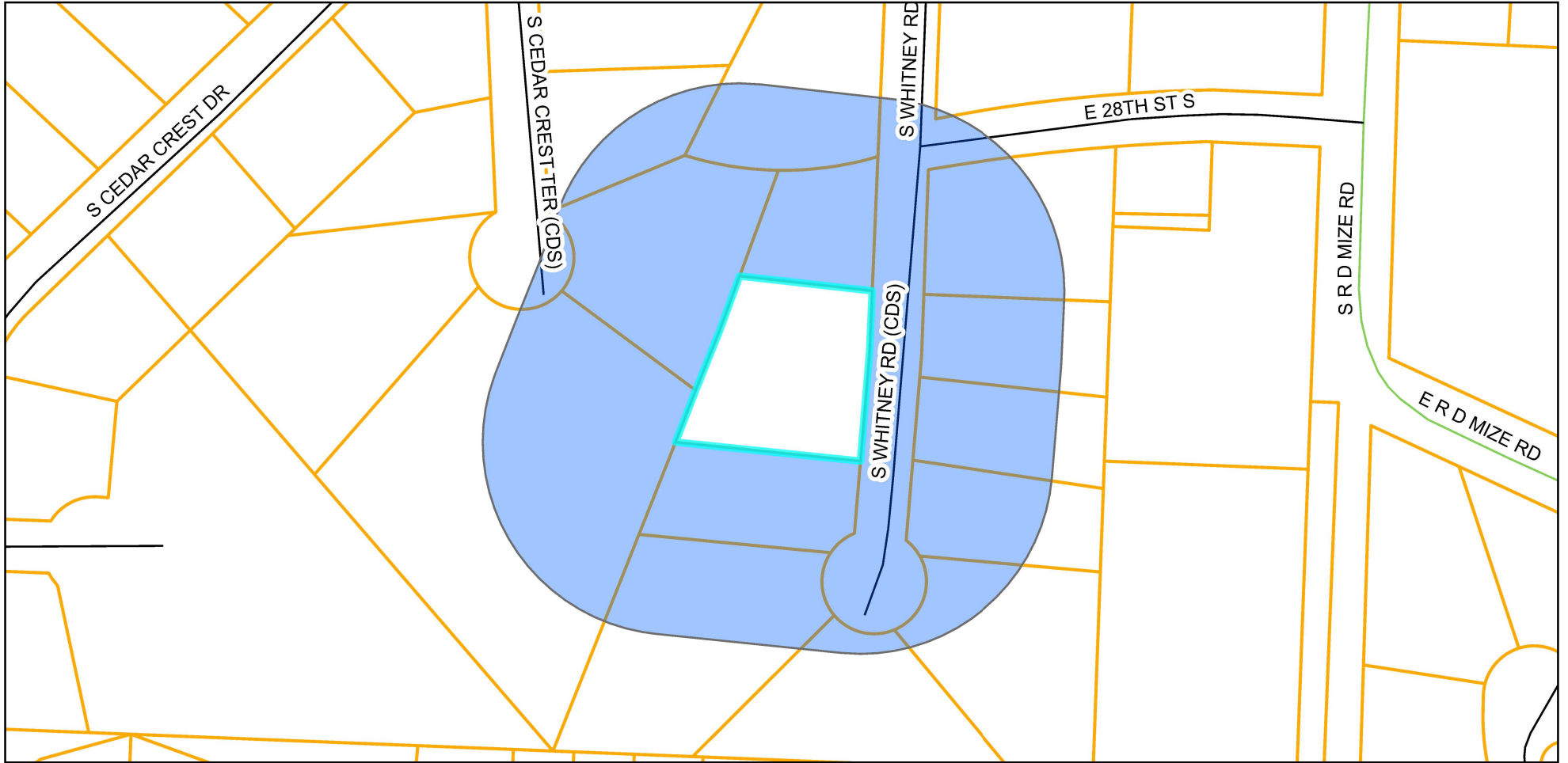


Property Address	Property Owner	Owner Address	City	State	ZIP Code
2719 S WHITNEY RD	HARRIS PAUL HOMER	2719 S WHITNEY AVE	INDEPENDENCE	MO	64057-1551
2722 S WHITNEY RD	NAVE VICKI	2722 S WHITNEY AVE	INDEPENDENCE	MO	64057
2800 S WHITNEY RD	BAF ASSETS 2 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
2801 S CEDAR CREST TER	VALDEZ AURA M	2801 S CEDARCREST TER	INDEPENDENCE	MO	64055
2801 S WHITNEY RD	QUAINTANCE L ROSALIND-TRUSTEE	2801 WHITNEY RD	INDEPENDENCE	MO	64057
2803 S WHITNEY RD	BROWN CORY R & HILLARY K	2803 WHITNEY RD	INDEPENDENCE	MO	64057
2804 S WHITNEY RD	ZHANG WANYI	906 E 2ND ST UNIT 301	SOUTH BOSTON	MA	2127
2805 S CEDAR CREST TER	CHAMBERS JIMMIE D	2805 S CEDAR CREST TER	INDEPENDENCE	MO	64057
2806 S WHITNEY RD	HUTCHCROFT RICHARD I	2806 S WHITNEY AVE	INDEPENDENCE	MO	64057
2808 S CEDAR CREST TER	RAMSEY TRAVIS J	2808 S CEDAR CREST TER	INDEPENDENCE	MO	64057
2809 S WHITNEY RD	DAVIS SPENCER	2809 S WHITNEY AVE	INDEPENDENCE	MO	64057
2810 S WHITNEY RD	KETTLEWELL EVAN	2810 S WHITNEY	INDEPENDENCE	MO	64057
2811 S WHITNEY RD	MCMILIAN TODD ALAN & SHONNA B	2811 S WHITNEY	INDEPENDENCE	MO	64057
2812 S WHITNEY RD	SHIVELY CYNTHIA MARIE	2812 S WHITNEY AVE	INDEPENDENCE	MO	64057

Notification Area Map

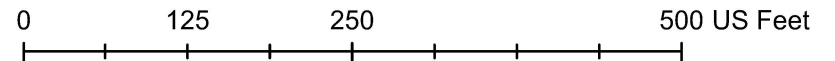
2804 S Whitney Rd

Case #25-400-16



Legend

- Notification Area
- Streets**
- Collector
- Local
- Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-16

I, Courtne Norman, 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 8 day of October, 2025.

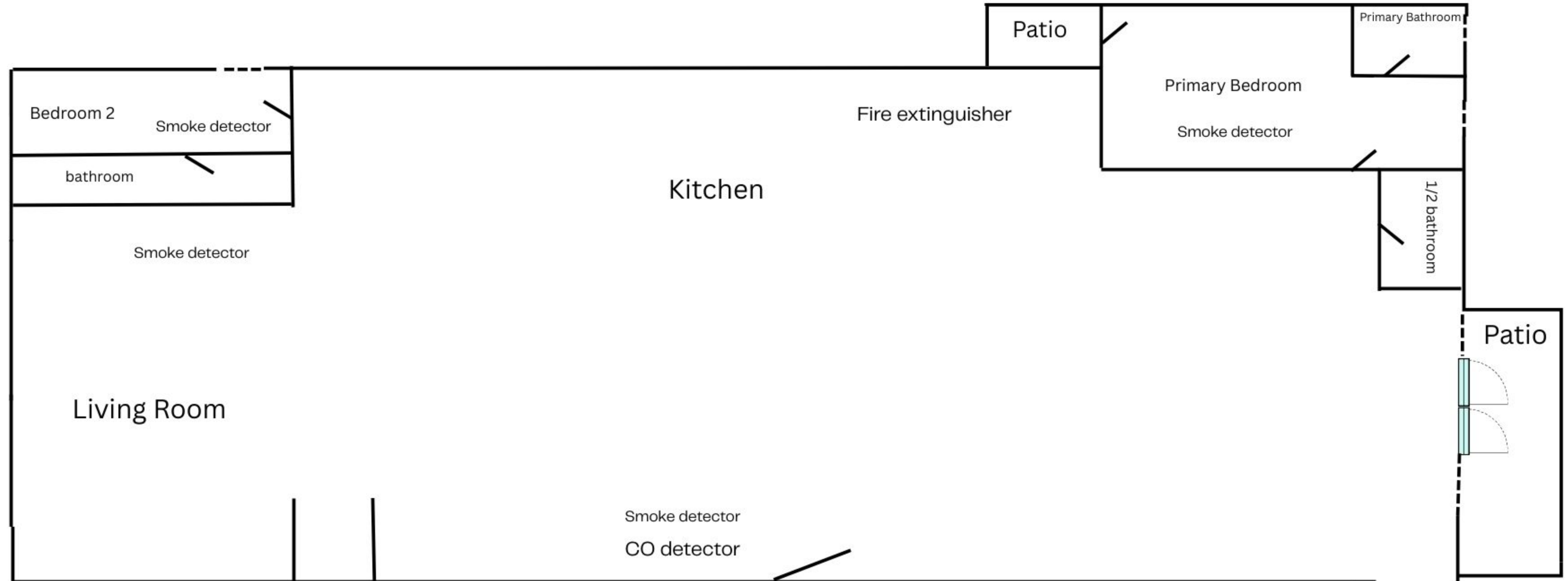
Courtne Norman
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of October, 2025.

Jodi R Baker
Notary Public

March 06, 2028
Commission Expiration Date

JODI R BAKER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24757914



E 28th St S

Whitney Rd

Patio

Bathroom

Bedroom 3

2 car Garage
No Guest Access

Dining Space

Smoke detector

Smoke detector

Stairs

Smoke detector
CO detector

Entertainment room

Laundry

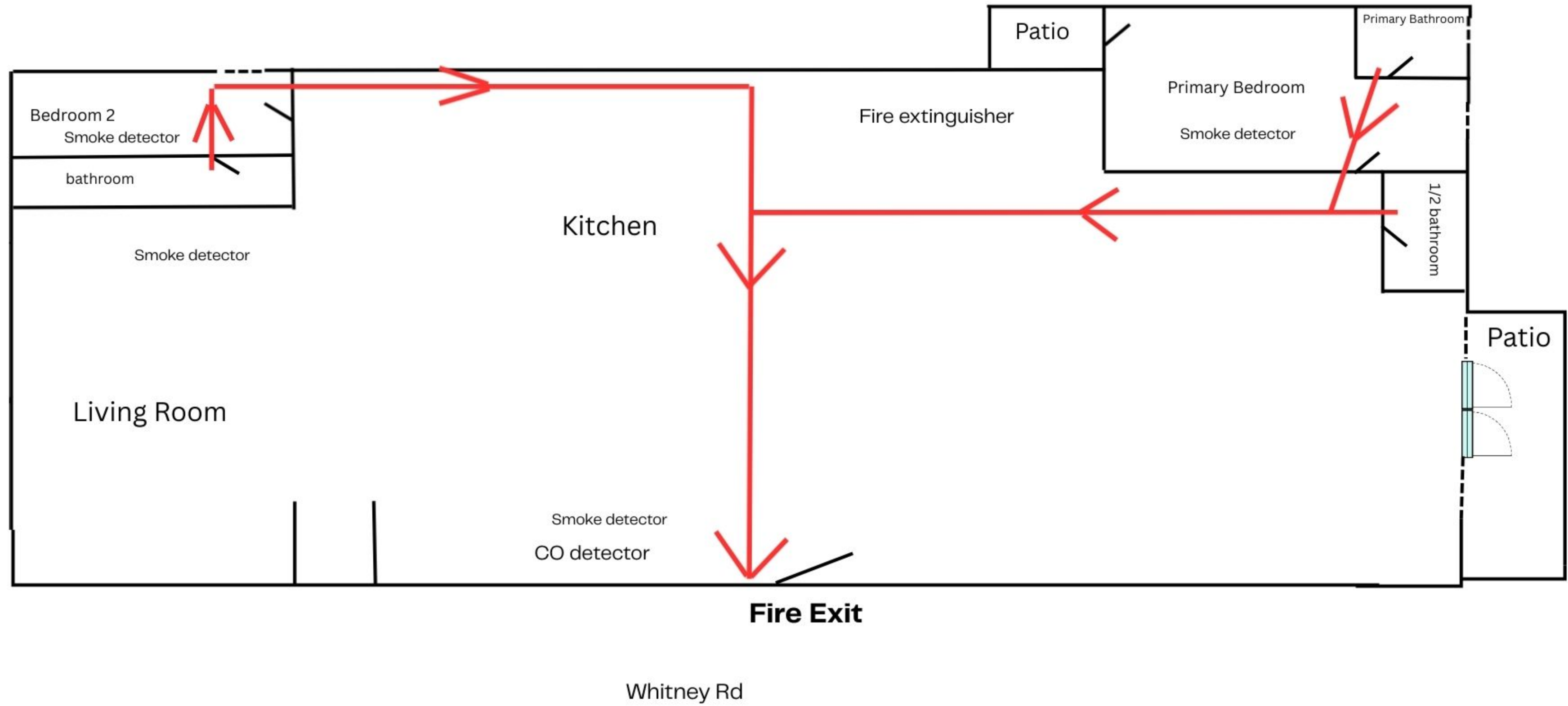
Smoke detector

Bedroom 4

E 28th St S

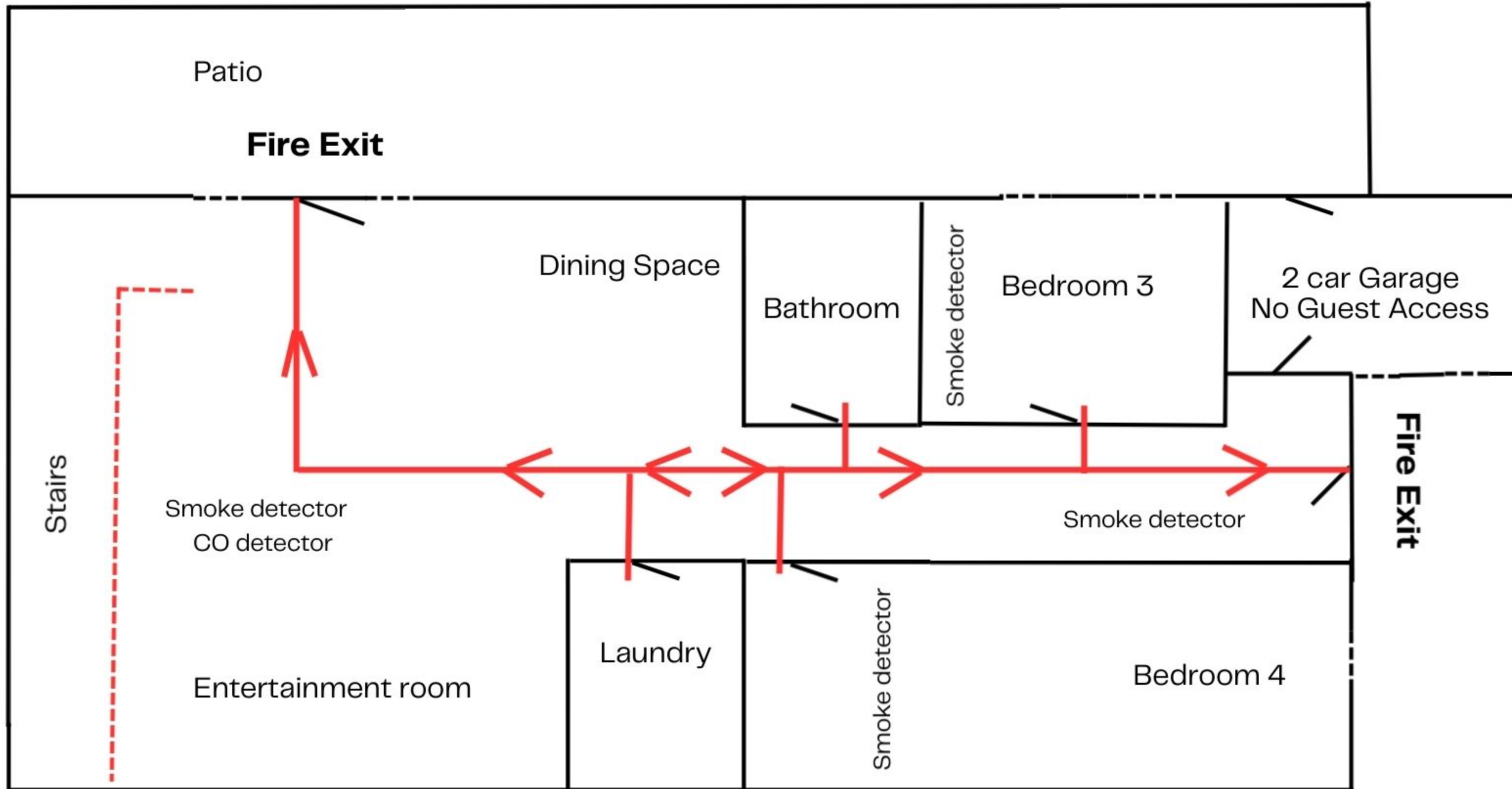
Whitney Rd

Evacuation Plan Top Floor



E 28th St S

Evacuation Plan Bottom Floor



E 28th St S

Whitney Rd

Parking Plan

Paved circle driveway for 2 vehicles

Paved driveway for 4 vehicles

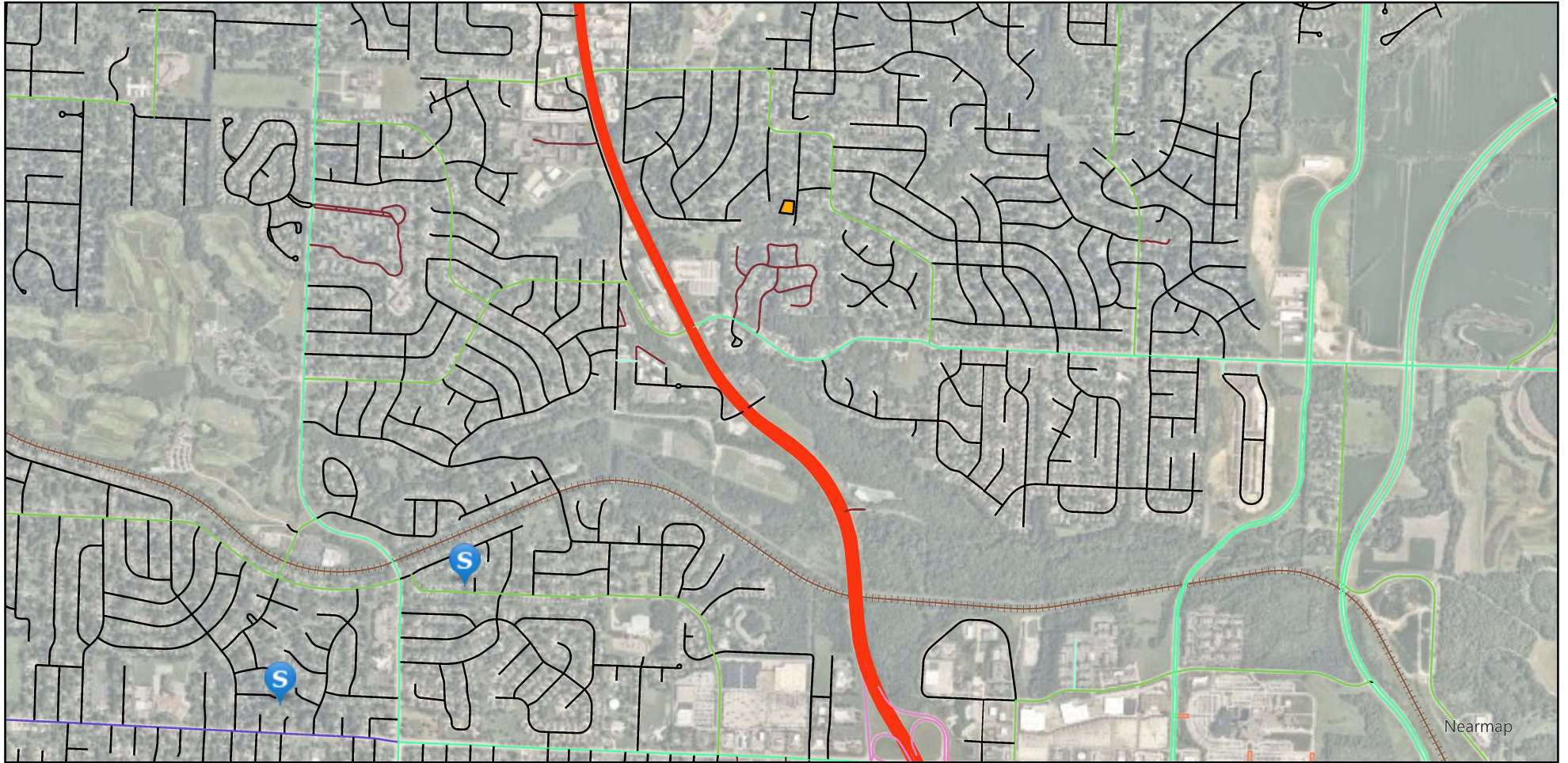
Whitney Rd

E 28th St S



Nearest Short-Term Rental

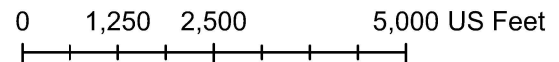
2804 S Whitney Ave

Case #25-400-16



Legend

-  Subject Site
-  Short Term Rentals



Prepared For: Planning Commission
Meeting Date: October 28, 2025



MEETING DATE: October 28, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 23601 E Strode Rd – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-17 – Short-Term Rental – 23601 E Strode Rd** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 23601 E Strode Rd

APPLICANT: Jennifer and Mark Kitchens

APPLICANT ADDRESS: 333 SE Alexandria Dr, Lees Summit, Mo 64063

OWNER: Michael Carlson

OWNER ADDRESS: 23555 E Strode Rd, Independence, Mo 64015

SUBJECT PROPERTY ZONING/LAND USE: R-A (Residential Agricultural)/Single-Family Residential

SURROUNDING ZONINGS/LAND USES:

N: R-A (Residential Agricultural) / Single-Family Residential

S: R-A (Residential Agricultural) / Vacant Land

E: R-A (Residential Agricultural) / Single-Family Residential

W: R-A (Residential Agricultural) / Single-Family Residential

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 8, 2025
- Notification signs were posted on the property October 10, 2025

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 pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
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 to eight (8) persons total.
5. The maximum number of bedrooms shall be four (4).

6. A noise monitoring system conforming to City Code 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.
7. 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:

The applicant seeks approval of a Short-Term Rental at 23601 E Strode Rd

Current Zoning: R-A (Residential Agricultural) **Current Use:** Single-Family

Former Zoning: Prior to 2009: A-1 (Agricultural)
 Prior to 1980: Unincorporated
 Prior to 1965: Unincorporated

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

Property History:

The subject site is described as Lot 1C of the Hidden Oaks II subdivision recorded in 2016. However, real estate records indicate the property was developed in 1867. The property wasn't annexed into the city until 1975. Upon annexation, the property was designated an A-1 (Agricultural) zoning classification.

The subject site is not currently available for bookings on any platform.

Physical Characteristics of Property:

The subject lot is approximately 18.85 acres in size. Real estate records indicate the dwelling encloses +/-1,800 square feet of living area. The house features a stone foundation, white lap siding and contains four bedrooms.

Characteristics of the Area:

The subject site is located in southeastern Independence. Residential-agricultural zoning districts and low density lots surround the area. The Erin Glen subdivision abuts the subject site to the west.

Parking:

A paved private drive +/- 1,500 feet in length provides access to the property off Strode Road. The private drive terminates in a circle drive providing ample parking area to accommodate guests in accordance with city code.

Unruly Guest/Security:

The applicant has indicated a subscription to Minut noise monitoring service. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to AAA Garbage Service. Bins will be stored in an outbuilding and taken to the curb and back on pick up day.
- **Property listing** - The property will be listed on AirBNB and VRBO.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **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 as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a four-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

23601 E Strode Rd Blue Springs MO 64015

STR License

Submitted

Application number

A00160

Application date

2025-08-22

Applicant name

Michael Carlson

> Collapse details

Submitted

Send license

Edit

Property Address

23601 E STRODE RD BLUE SPRINGS MO 64015

Parcel Number

24800042700000000

Permit Held By

Owner

Rental Structure

Single family

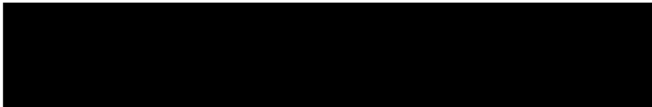
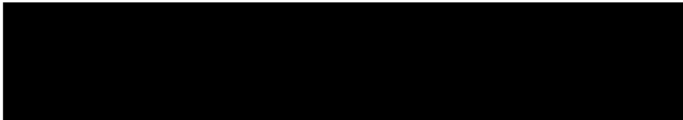
Permit Holder

First Name

Michael

Last Name

Carlson



Property Owner(s)

Property Owner #1

First Name Last Name
Michael Carlson



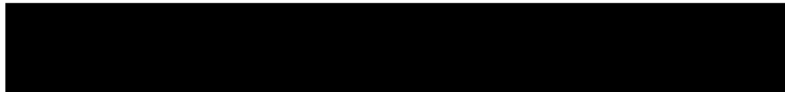
Property Manager

First Name Last Name
Michael Carlson



Responsible Agent

First Name Last Name
Jennifer Kitchens



Verification Documents

Floor Plan

[floor_plan_2025-08-22-232423.pdf](#)

Evacuation Plan

[fire_safety_2025-08-22-232423.pdf](#)

Parking Plan

[parking_spaces_2025-08-22-232423.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?



2

What is your proposed total occupancy?



9

Is street parking allowed?



No

Please provide your Noise Management Plan:



We will post quiet hours and the noise ordinance information within the unit. We use exterior cameras to monitor the property.

Please provide your Trash Disposal & Collection Plan:



We will use AAA Garbage Service. Bins will be stored in an out building, and taken to the curb and back on the pick up day.

Please provide all platforms that you plan to advertise on.



AirBnb and VRBO

Possible Violations

 Permit Number Not Displayed in Listing

 3111787  41202956

Add Note



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: October 8, 2025

Case Number: 25-400-17

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: 23601 E Strode Rd

Total Maximum occupancy: Eight (8) guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Michael Carlson

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: October 28, 2025 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.

Gabriel C Glaser

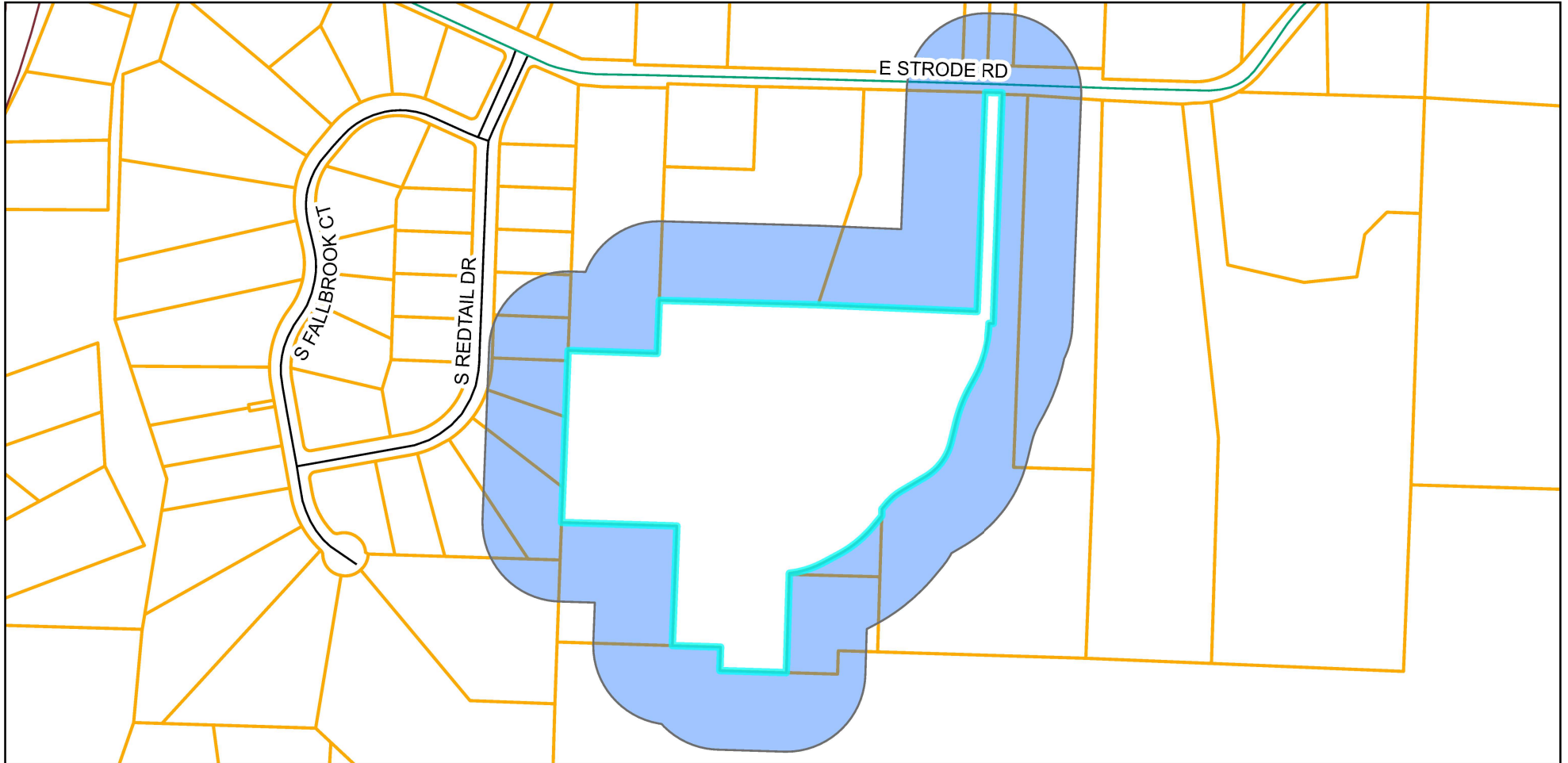
Gabriel C Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
23501 E STRODE RD	SCARBOROUGH KENNETH ROBERT & DEBRA JEAN	23501 E STRODE RD	BLUE SPRINGS	MO	64015-9605
23511 E STRODE RD	HIDDEN OAKS RECREATION AREA LLC	23555 E STRODE RD	BLUE SPRINGS	MO	64015
23555 E STRODE RD	CARLSON MICHAEL LEE & SUSAN CAROL-TRS	23555 E STRODE RD	BLUE SPRINGS	MO	64015
23577 E STRODE RD	CARLSON MICHAEL LEE & SUSAN CAROL - TRS	23555 E STRODE RD	BLUE SPRINGS	MO	64015
23600 E PINK HILL RD	CONSERVATION COMMISSION OF MO	PO BOX 180	JEFFERSON CITY	MO	65102
23601 E STRODE RD	CARLSON 39TH STREET BUILDING LLC	23555 E STRODE RD	BLUE SPRINGS	MO	64015
23611 E STRODE RD	CARLSON MICHAEL L	23577 E STRODE RD	BLUE SPRINGS	MO	64015
23700 E STRODE RD	LITTLE BLUE RIVER VALLEY PROPERTY HOLD	1001 W WALNUT ST	INDEPENDENCE	MO	64050
23720 E STRODE RD	VALENCIA RACHELLE	23720 E STRODE RD	BLUE SPRINGS	MO	64015
23800 E STRODE RD	ROBERTSON DONALD G & HILARY A CO-TRUSTEE	23800 E STRODE RD	BLUE SPRINGS	MO	64015
23801 E STRODE RD	HOLMAN JOSHUA NATHANIEL & SHERI RENEE	23801 E STRODE RD	BLUE SPRINGS	MO	64015
23810 E STRODE RD	BATSON JEFFERY A	23810 E STRODE RD	BLUE SPRINGS	MO	64015
23817 E STRODE RD	TARPENNING MARLA J & DANIEL W	23817 E STRODE RD	BLUE SPRINGS	MO	64015
3101 S REDTAIL DR	KUNY K MARTIN & SANDRA	3101 S REDTAIL	BLUE SPRINGS	MO	64015
3105 S REDTAIL DR	JACKSON MICHAEL K & SHAWNNA D	3105 S REDTAIL DR	BLUE SPRINGS	MO	64015
3109 S REDTAIL DR	AMAYA COLE & LINDSEY	3109 S REDTAIL DR	BLUE SPRINGS	MO	64015
3113 S REDTAIL DR	ANDREAS TIMOTHY P & CAMILLE E	3113 S REDTAIL DR	BLUE SPRINGS	MO	64015
3117 S REDTAIL DR	SHANNON G MARTIN REVOCABLE TRUST UTA DATED 06/03/2002	3117 S REDTRAIL DR	INDEPENDENCE	MO	64015
3121 S REDTAIL DR	GONZALEZ VICTOR & MARY	3121 S REDTAIL DR	BLUE SPRINGS	MO	64015
3125 S REDTAIL DR	COSTELLA WALTER J	3125 S REDTAIL DR	BLUE SPRINGS	MO	64015
3215 S FALLBROOK CT	CRICK STEVEN E TRUSTEE	3215 S FALLBROOK CT	BLUE SPRINGS	MO	64015

Notification Area Map

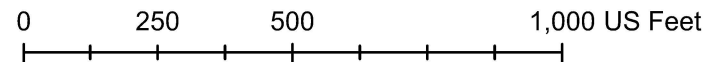
23601 E Strode Rd

Case #25-400-17



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-17

I, Courtne Norman, of lawful age being first duly sworn upon oath, state:

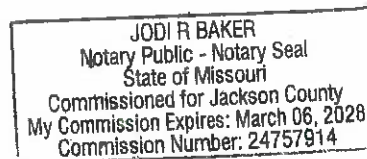
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 8 day of October, 2025.

Courtne Norman
Signature of Agent, Owner or Attorney

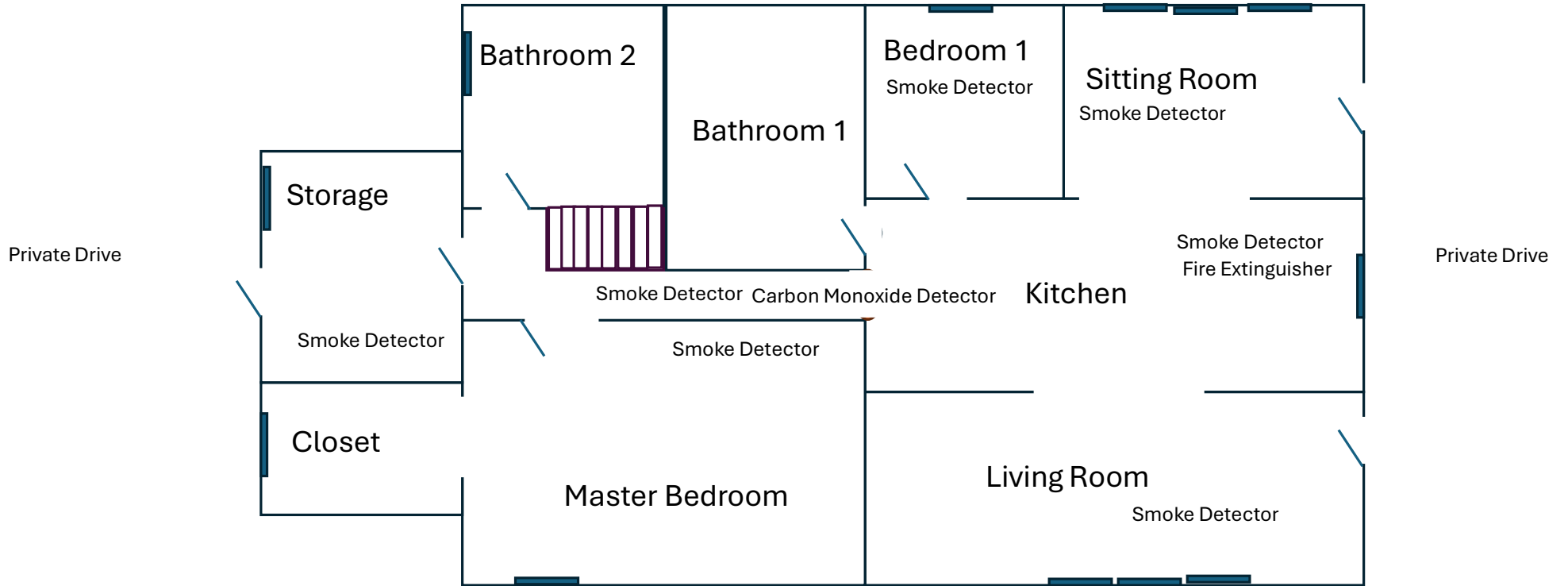
Subscribed and sworn to before me this 8 day of October, 2025.

Jodi R Baker
Notary Public

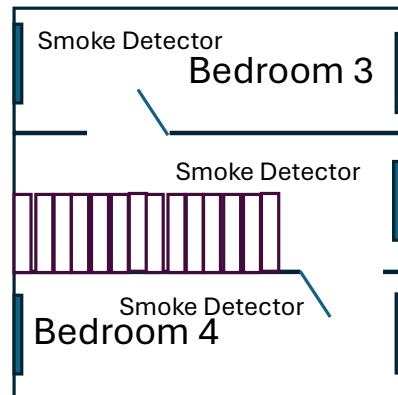


March 6, 2028
Commission Expiration Date

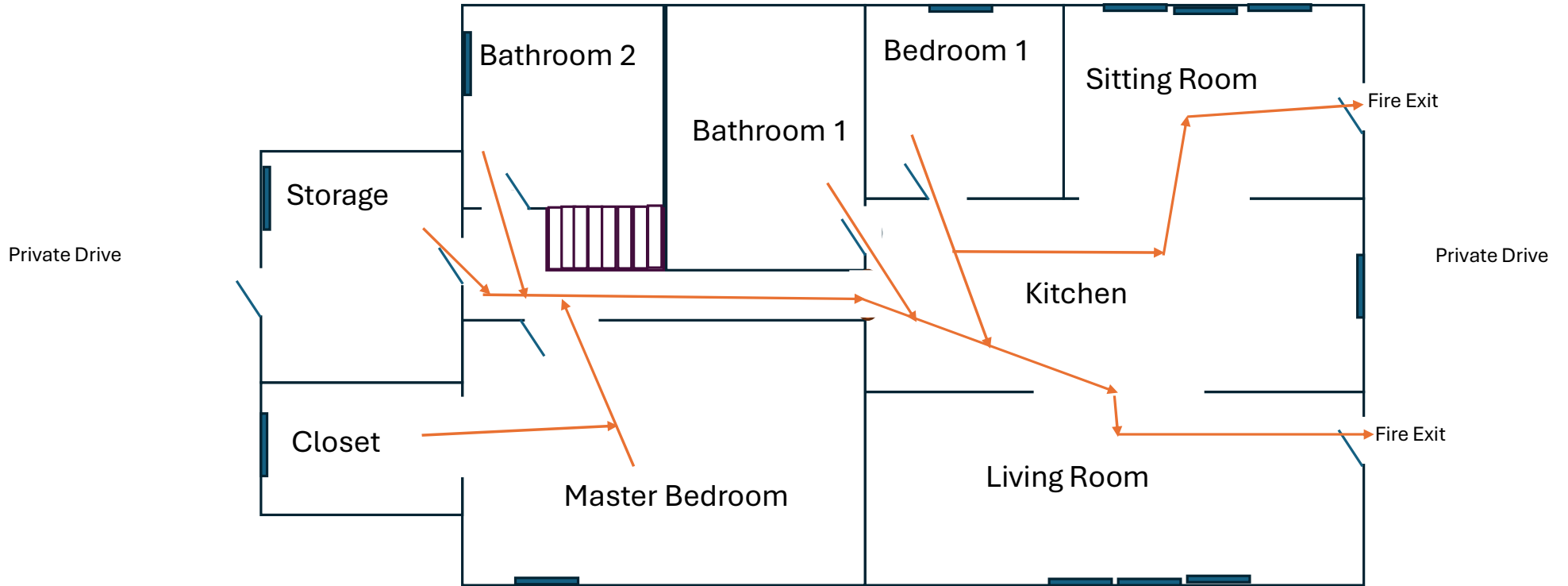
Floor Plan 1st Floor



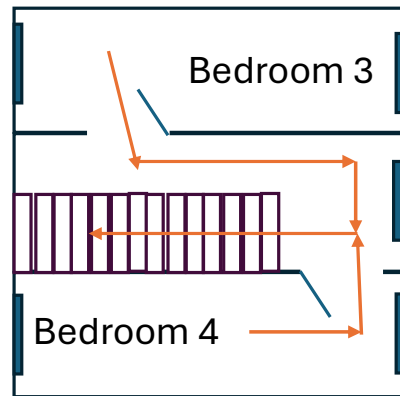
Floor Plan 2nd Floor



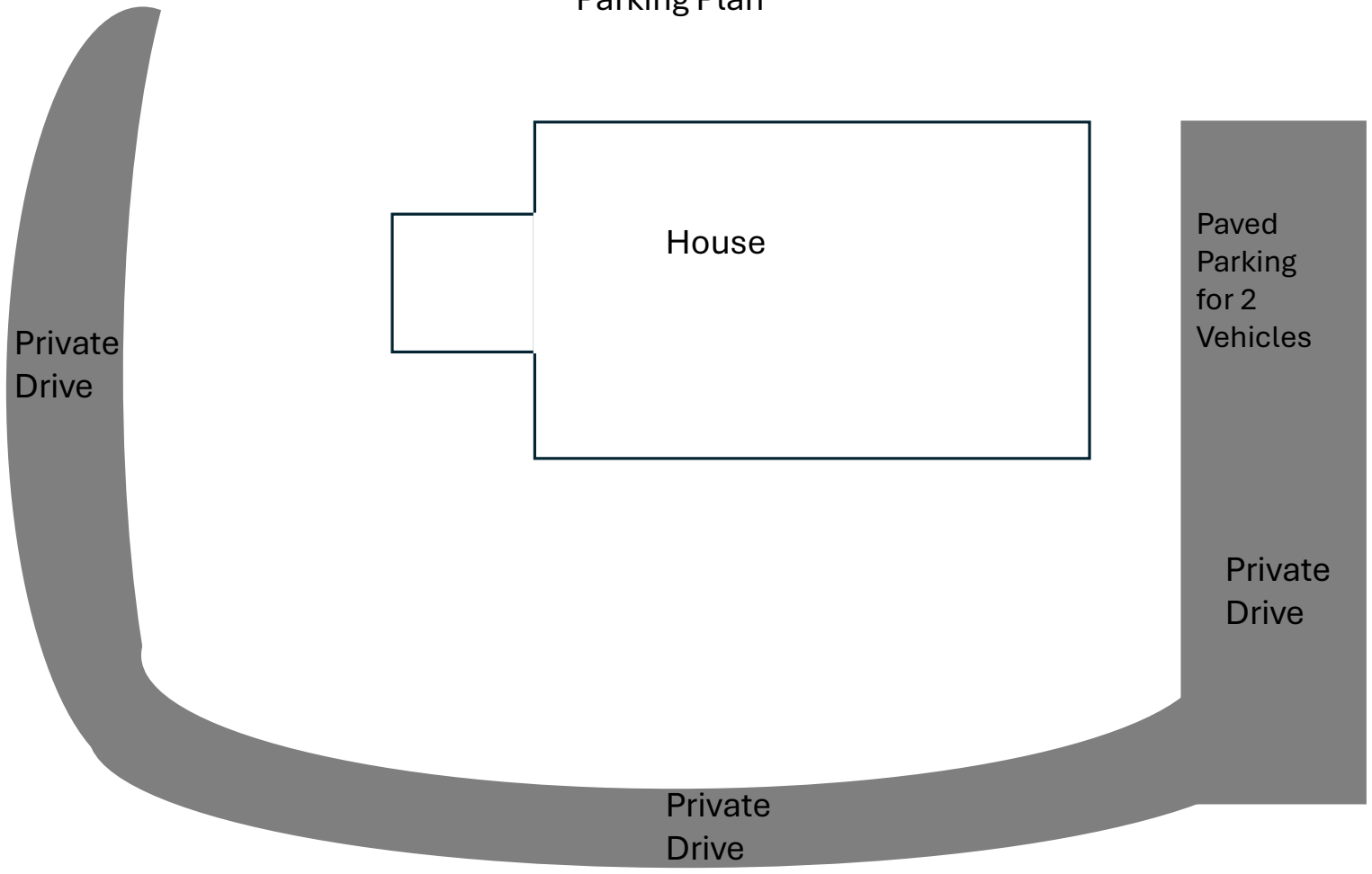
Evacuation Plan 1st Floor



Evacuation Plan 2nd Floor



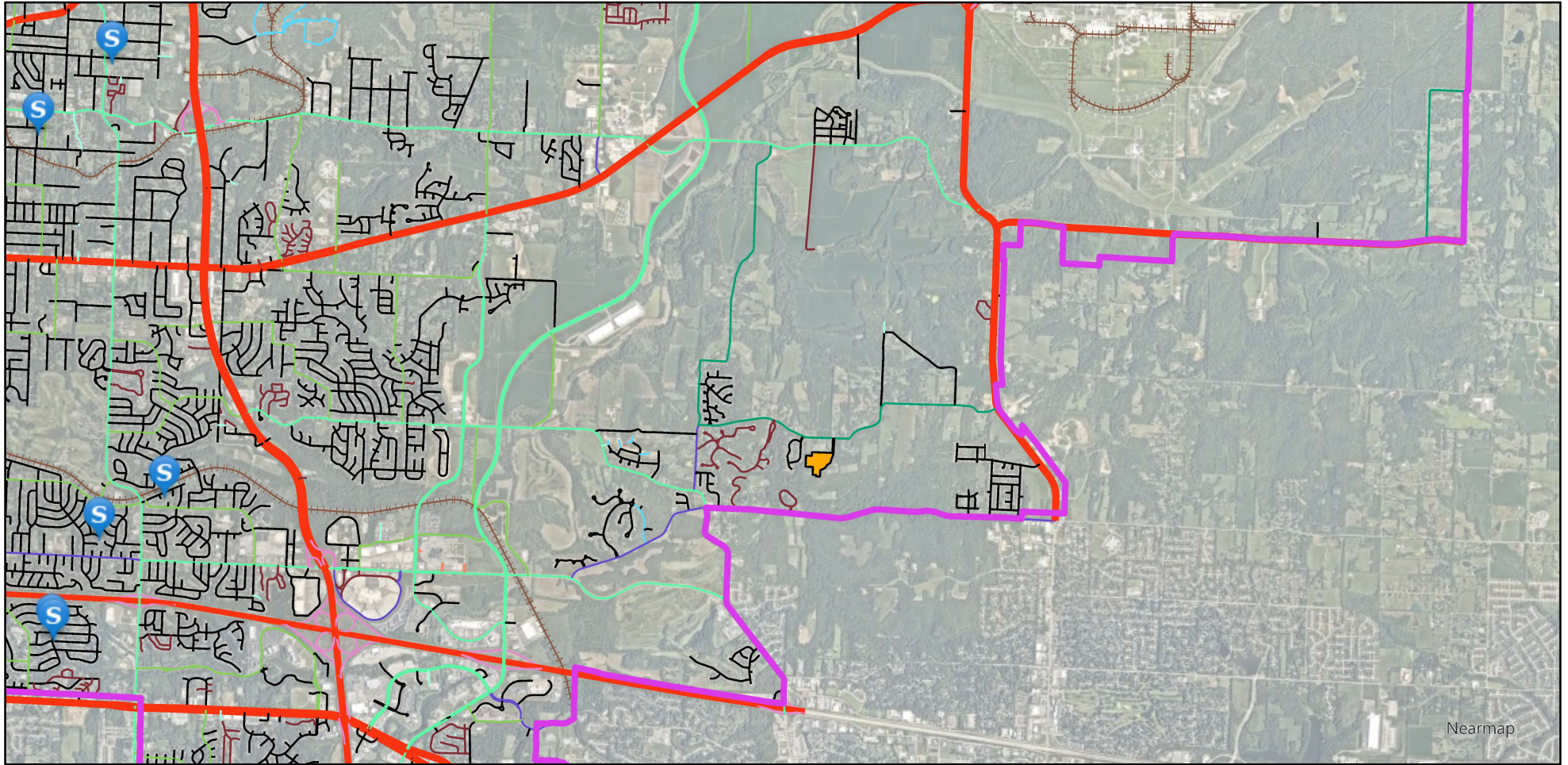
Parking Plan






Nearest Short-Term Rental

23601 E Strode Rd

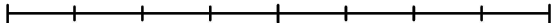
Case #25-400-17



Legend

-  Subject Site
-  City Limits
-  Short Term Rentals

0 5,000 10,000 20,000 US Feet



Prepared For: Planning Commission
Meeting Date: October 28, 2025



MEETING DATE: October 28, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 1231 S Ash Ave – Short Term Rental

CASE NUMBER/REQUEST: **Case 25-400-20 – Short-Term Rental – 1231 S Ash Ave** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 1231 S Ash Ave

APPLICANT/OWNER: Jose Hernandez

APPLICANT ADDRESS: 2405 Pendleton Ave, Kansas City, Mo 64124

RESPONSIBLE AGENT: Tyler Shirk

OWNER ADDRESS: 6103 Arlington Ave, Raytown, Mo 64133

SUBJECT PROPERTY ZONING/LAND USE: R-12 (Two-Family Residential)/Single-Family Residential

SURROUNDING ZONINGS/LAND USES:

N: R-12 (Two-Family Residential) / Single-Family Residential

S: R-12 (Two-Family Residential) / Single-Family Residential

E: R-12 (Two-Family Residential) / Single-Family Residential

W: R-12 (Two-Family Residential) / Single-Family Residential

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 8, 2025
- Notification signs were posted on the property October 10, 2025

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 pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
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 to four (4) persons total.
5. The maximum number of bedrooms shall be two (2).

6. A noise monitoring system conforming to City Code 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.
7. 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:

The applicant seeks approval of a Short-Term Rental at 1231 S Ash Ave

Current Zoning: R-12 (Two-Family Residential) **Current Use:** Single-Family

Former Zoning: Prior to 2009: R-2 (Two-Family Residential)
 Prior to 1980: R-2 (Two-Family Residential)
 Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

Property History:

The subject site is described as Lot 58 of the Maywood Park subdivision recorded in 1921. County records indicate the structure was built the same year. The property was annexed into Independence in 1948. Upon adoption of the zoning ordinance, in 1965, the property was designated a two-family zoning classification. It has remained under that zoning classification since.

The subject site is not currently available for bookings on any platform.

Physical Characteristics of Property:

The subject lot is approximately 5,663 square feet in size. Real estate records indicate the dwelling encloses +/-1,031 square feet of living area. The dwelling consists of ranch-style architecture, lap siding, two bedrooms and one bathroom.

Characteristics of the Area:

The subject site is located in western Independence, within the boundaries of the West Central Independence Overlay district. Predominantly single-family residences of similar age and design characterize the surrounding neighborhood.

Parking:

A long single-car driveway +/- 70 feet in length runs along the southern property border, providing ample parking to satisfy the requirements of city code.

Unruly Guest/Security:

The applicant has indicated a subscription to Minut noise monitoring service. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service. Bins are stored in the rear yard, and taken to the curb by cleaning staff on pick-up day.
- **Property listing** - The property will be listed on AirBNB and VRBO, and BearbnbKC.com.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **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 as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a two-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

1231 S Ash Ave Independence MO 64052

STR License

Submitted

Application number

A00163

Application date

2025-09-05

Applicant name

Tyler Shirk

> Collapse details

Submitted

Send license

Edit

Property Address

1231 S ASH AVE INDEPENDENCE MO 64052

Parcel Number

27130051100000000

Permit Held By

Property Manager

Rental Structure

Single family

Permit Holder

First Name

Tyler

Last Name

Shirk

Company Name

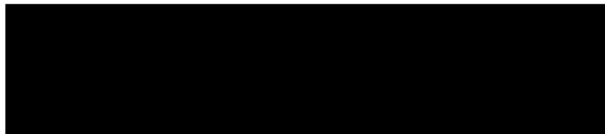
Bearbnb KC



Property Owner(s)

Property Owner #1

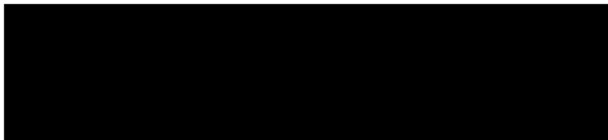
First Name Last Name
Jose Hernandez



Mailing Address
1231 S ASH AVE INDEPENDENCE MO 64052

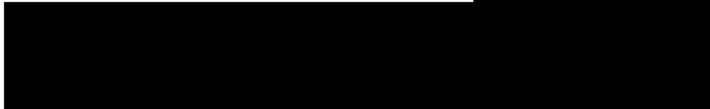
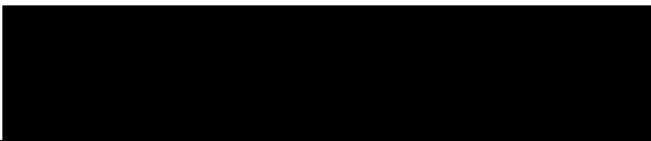
Property Manager

First Name Last Name Company Name
Tyler Shirk Bearbnb KC



Responsible Agent

First Name Last Name Company Name
Tyler Shirk Bearbnb KC



Verification Documents

Floor Plan

[floor_plan_2025-09-05-160338.png](#)

Evacuation Plan

[fire_safety_2025-09-05-160338.png](#)

Parking Plan

[parking_spaces_2025-09-05-160338.png](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?



4

What is your proposed total occupancy?



10

Is street parking allowed?



Yes

Please provide your Noise Management Plan:



Our noise management plan is to install a Minut noise monitor. This will run continuously and alert us if there are sounds above 80 db for longer than 10 minutes. We will message every guest at time of booking, " "Please honor quiet hours after 10 PM to ensure a peaceful environment for all guests and our neighbors." to state the quiet hours after 10pm - we will also have the quiet hours posted in the home.

Please provide your Trash Disposal & Collection Plan:



TEDs trash is already servicing this address with trash pick ups every Tuesday. Cleaners to take the tins to the curb on trash pick up day and return them to the back yard after pick up.

Please provide all platforms that you plan to advertise on.



Airbnb, VRBO, and the platform BearbcbKC.com

Possible Violations

We found no violations for this property

[Add Note](#)



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: October 8, 2025

Case Number: 25-400-20

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: 1231 S Ash Ave

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Joe Hernandez

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: October 28, 2025 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.

Gabriel C Glaser

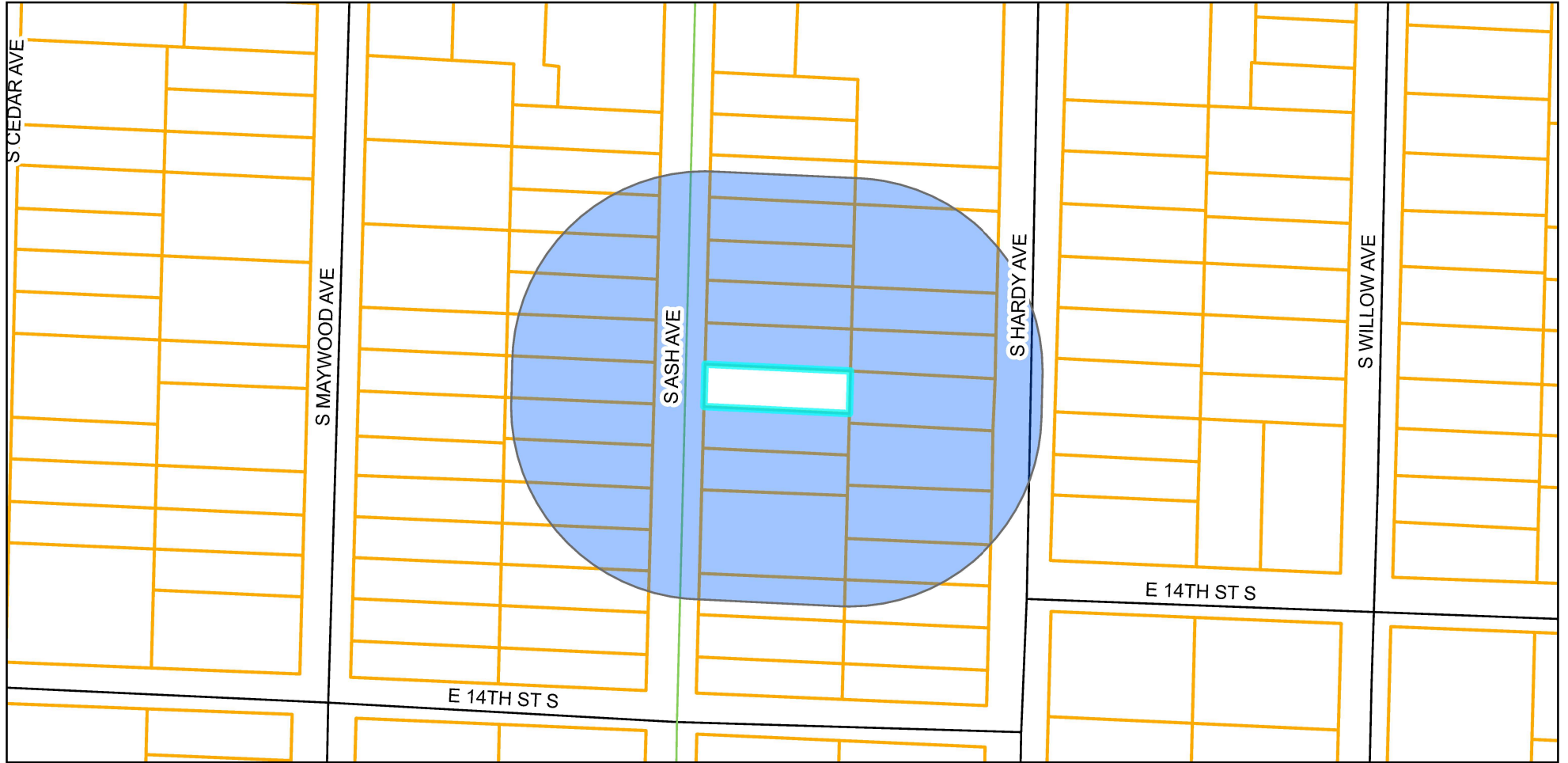
Gabriel C Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1214 S HARDY AVE	BALLADARES OROZCO KARL CRISTHIAN	1214 S HARDY AVE	INDEPENDENCE	MO	64052
1216 S HARDY AVE	COSPER RICHARD A & ANITA E	1216 S HARDY	INDEPENDENCE	MO	64052
1218 S ASH AVE	BLACKBIRD INVESTMENTS LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055
1219 S ASH AVE	PC REALTY LLC	1334 HERITAGE PKWY	WENTZVILLE	MO	63385
1220 S ASH AVE	BLUE FIDDLE VENTURES LLC	775 KINALAU PL # 403	HONOLULU	HI	96813
1222 S ASH AVE	CEJKA DANIEL J	1222 S ASH AVE	INDEPENDENCE	MO	64052
1223 S ASH AVE	COX TYREE	1223 S ASH AVE	INDEPENDENCE	MO	64052
1224 S HARDY AVE	TASOULAS TINA LOUISE & JAMES SAMUEL	1224 S HARDY AVE	INDEPENDENCE	MO	64052
1225 S ASH AVE	CROTCHETT JUDY & DUTTON JANET TRUSTEE	15 WHEELWRIGHT CT	GREENSBORO	NC	27455-3448
1226 S ASH AVE	VC OLDTOWN2550 LLC	202 CHERRY HILL DR	BELTON	MO	64012
1226 S HARDY AVE	GUERRA NEFTALI & OLIVA MARTA A	432 TOLEDO ST	AURORA	CO	80011
1227 S ASH AVE	OLSZANSKI RONNIE	1229 S ASH AVE	INDEPENDENCE	MO	64052
1228 S ASH AVE	KINTZ LEIGHANN M	1228 S ASH	INDEPENDENCE	MO	64052
1228 S HARDY AVE	JENSEN JAMES P	1228 S HARDY AVE	INDEPENDENCE	MO	64052
1229 S ASH AVE	OLSZANSKI GERHARD & JO ANN	1229 S ASH	INDEPENDENCE	MO	64052
1230 S ASH AVE	HUMMINGBIRD RENTALS LLC	5400 W JOHNSON DRIVE # 283	MISSION	KS	66205
1230 S HARDY AVE	SHELDON BRADLEY K	1230 S HARDY AVE	INDEPENDENCE	MO	64052
1231 S ASH AVE	ARIZMENDI ELVIRA	2405 PENDLETON AVE	KANSAS CITY	MO	64124
1234 S HARDY AVE	LANDMARK EQUITY GROUP LLC	15954 S MURLEN # 264	OLATHE	KS	66062
1236 S HARDY AVE	RINEHART PATRICIA LUCILLE	1236 S HARDY	INDEPENDENCE	MO	64052
1238 S HARDY AVE	BRESHEARS TED ALAN	1238 S HARDY AVE	INDEPENDENCE	MO	64052
1300 S ASH AVE	SHELTON JAMISON	1300 S ASH AVE	INDEPENDENCE	MO	64052
1301 S ASH AVE	WILKES MARK W	1301 S ASH AVE	INDEPENDENCE	MO	64052
1302 S ASH AVE	KRAMER ROSE M	1302 S ASH	INDEPENDENCE	MO	64052
1303 S ASH AVE	SMITH LARRY E & SHIRLEY E	1303 S ASH	INDEPENDENCE	MO	64052
1304 S ASH AVE	ARF2 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055
1305 1/2 S ASH AVE	LONG MICHAEL R	1305 S ASH	INDEPENDENCE	MO	64052
1306 S ASH AVE	CROTCHETT DUTTON TRUST	15 WHEELWRIGHT CT	GREENSBORO	NC	27455-3448
1307 S ASH AVE	DOUTT GERALD LEE	1307 S ASH	INDEPENDENCE	MO	64052
1308 S ASH AVE	STEWARDSHIP INVESTMENTS LLC	7215 TROOST AVE	KANSAS CITY	MO	64131

Notification Area Map

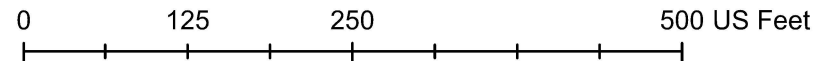
1231 S Ash Ave

Case #25-400-20



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

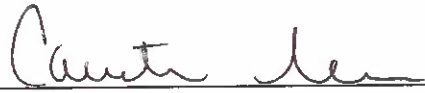
COUNTY OF JACKSON

Case No. 25-400-20


I, Courtne Norman, of lawful age being first duly sworn upon oath, state:

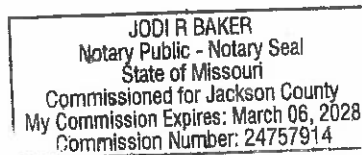
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 8 day of October, 2025.


Signature of Agent, Owner or Attorney

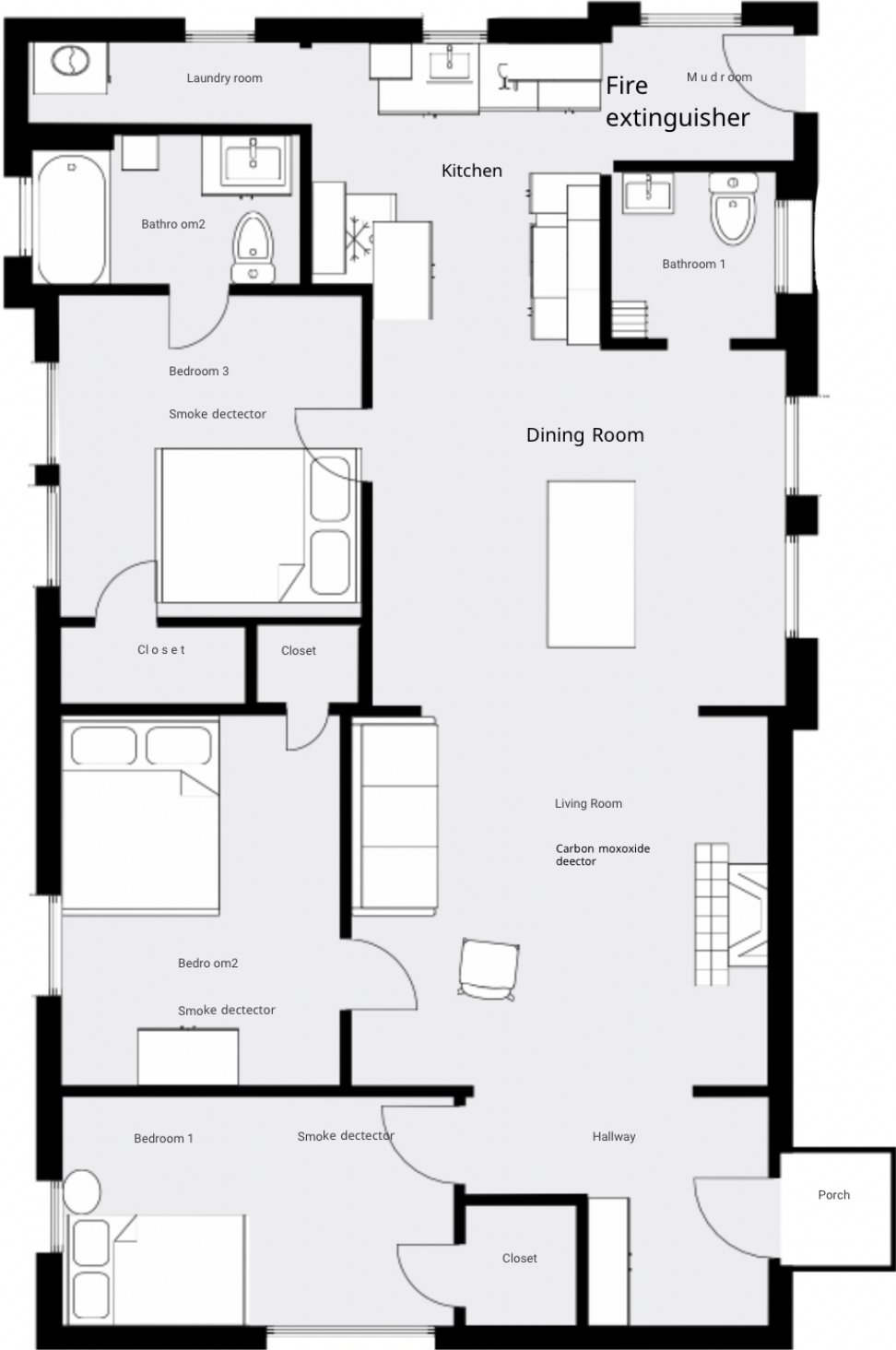
Subscribed and sworn to before me this 8 day of October, 2025.


Notary Public



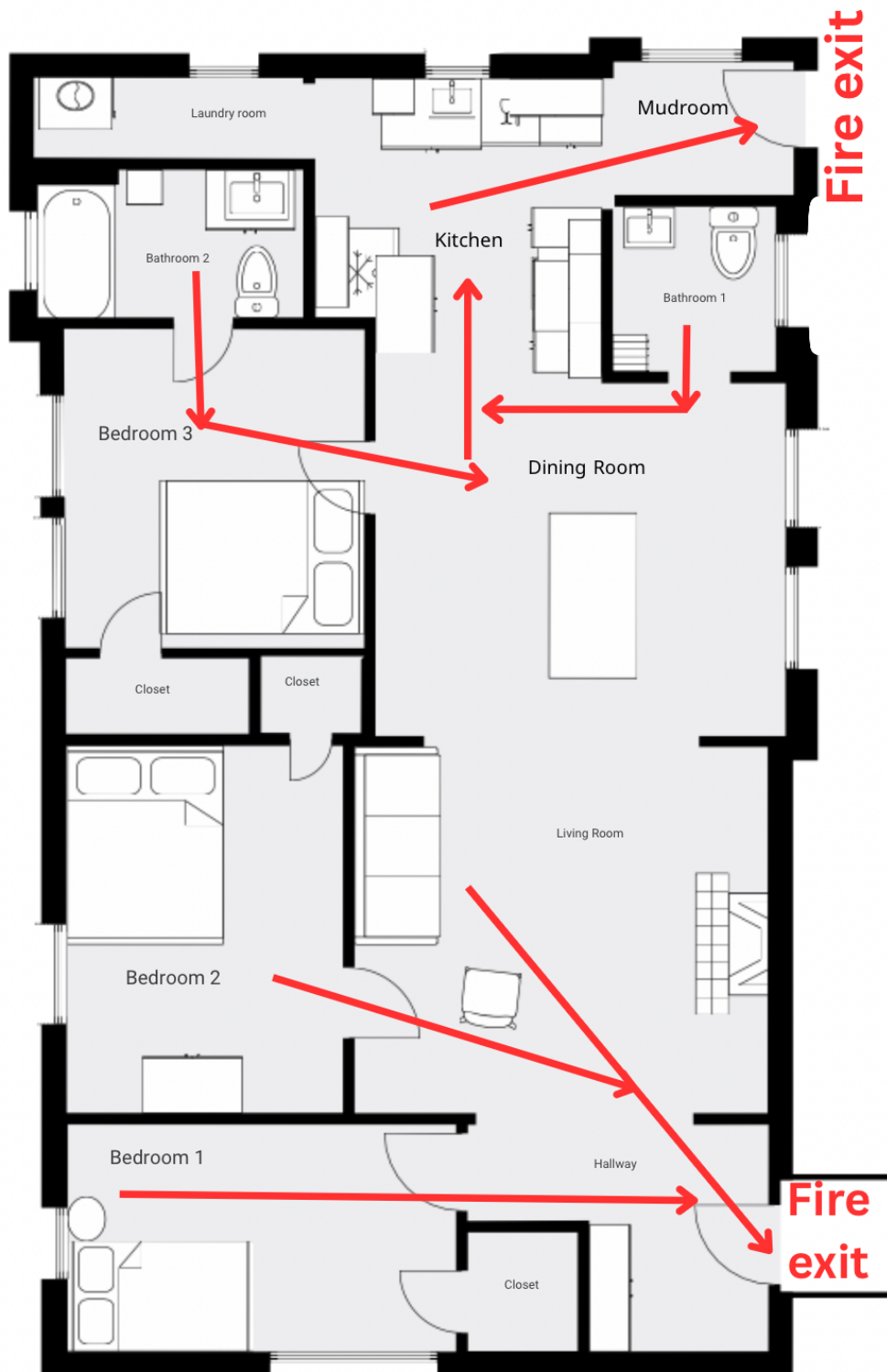
March 6, 2028
Commission Expiration Date

Floor Plan



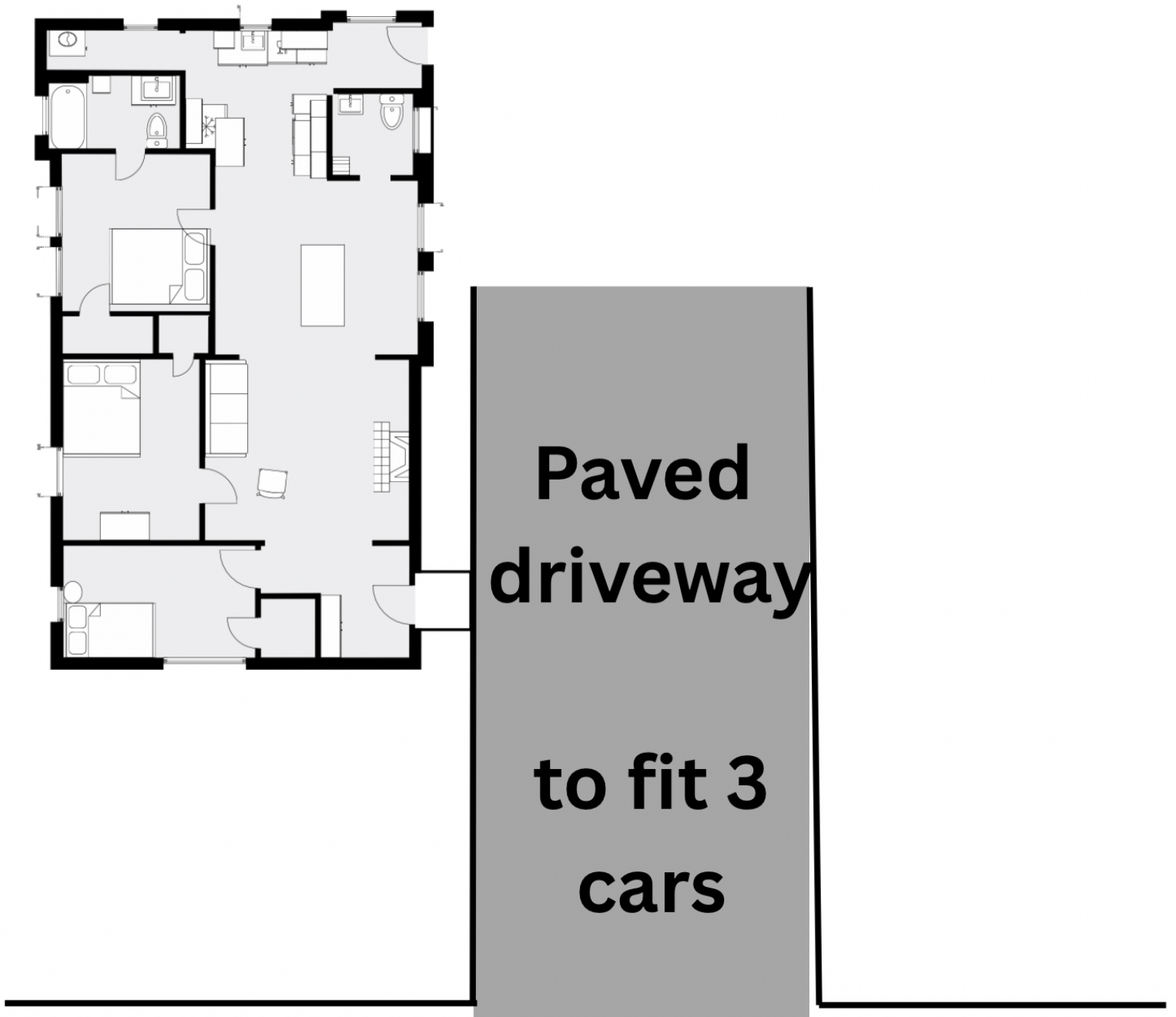
Ash avenue

Evacuation Plan



Ash avenue

Parking plan

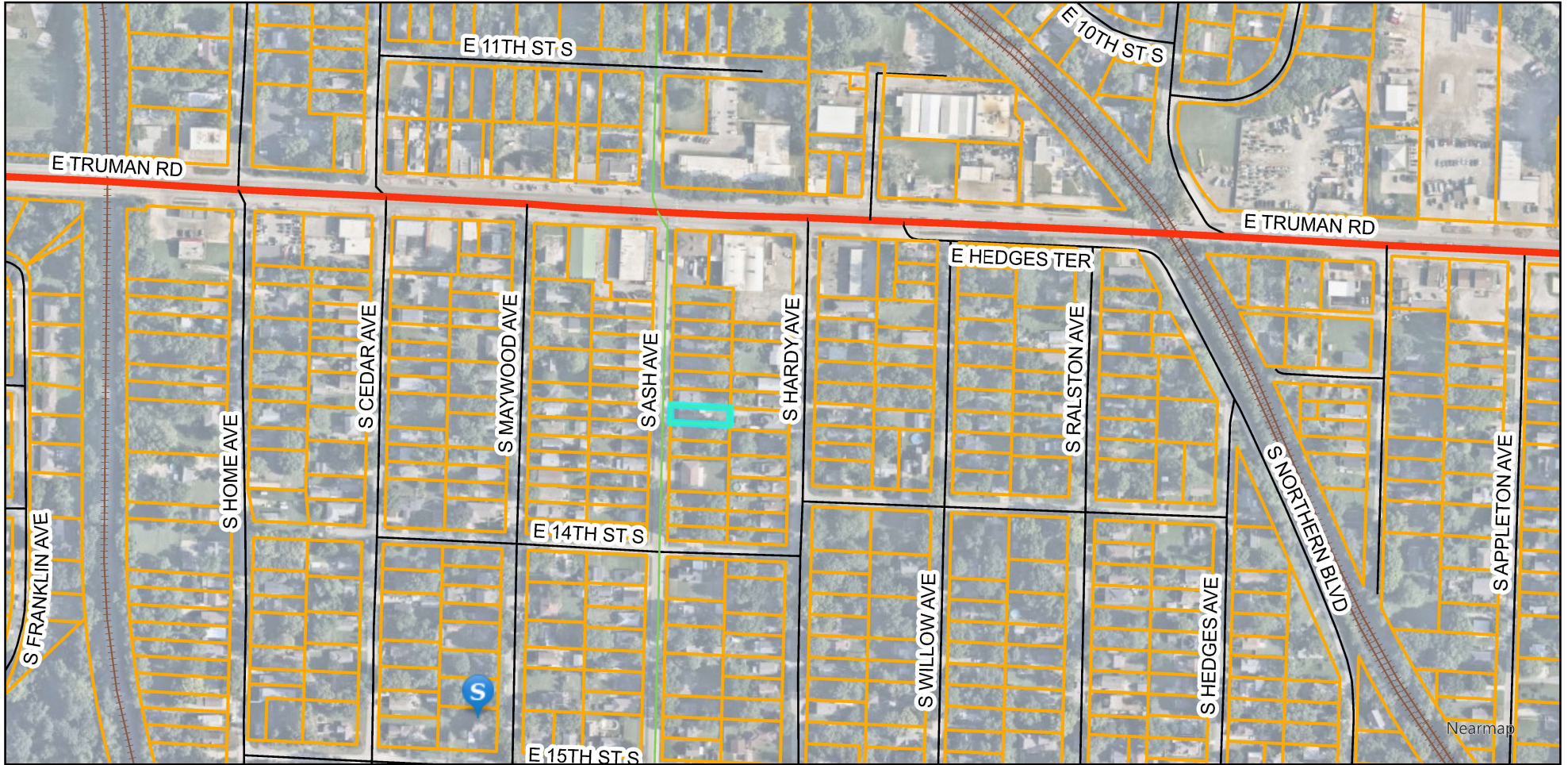


Ash avenue



Nearest Short-Term Rental

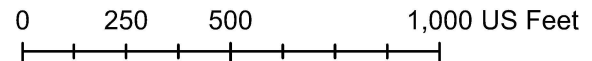
1231 S Ash Ave

Case #25-400-20



Legend

-  Short Term Rentals
-  Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025



MEETING DATE: October 28, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: 802 N Delaware – Short Term Rental

CASE NUMBER/REQUEST: **Case 25-400-21 – Short-Term Rental – 802 N Delaware St** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 802 N Delaware St

APPLICANT/OWNER: Jose Hernandez

APPLICANT ADDRESS: 2405 Pendleton Ave, Kansas City, Mo 64124

RESPONSIBLE AGENT: Tyler Shirk

OWNER ADDRESS: 6103 Arlington Ave, Raytown, Mo 64133

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)/Two-Family Residential

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 8, 2025
- Notification signs were posted on the property October 10, 2025

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 pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
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 to four (4) persons total.
5. The maximum number of bedrooms shall be two (2).

6. A noise monitoring system conforming to City Code 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.
7. 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:

The applicant seeks approval of a Short-Term Rental at 802 N Delaware St

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

Former Zoning: Prior to 2009: R-1b (Single-Family Residential)

Prior to 1980: R-2 (Two-Family Residential)

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to legally use this property as a Short-Term Rental.

Property History:

The subject site was annexed into Independence in 1851. The property is described as a portion of block 9 Lot 7 of the McCauley Park subdivision recorded in 1887. Upon adoption of the zoning ordinance, in 1965, the property was designated a two-family zoning classification. In 1971, the neighborhood surrounding the property was given a local historic district classification. The city initiated a rezoning request, for properties located within what was the Midtown/Truman Road Corridor Redevelopment Area, including the subject site, from R-2 to R-1b, in 1997. Since then, the property has remained in a single-family zoning district. Property records indicate the duplex dwelling was constructed in 1969.

The subject site is not currently available for bookings on any platform.

Physical Characteristics of Property:

The subject lot is approximately 8,959 square feet in size. Property records indicate each dwelling unit of the duplex encloses +/-1,120 square feet of living area. The structure is three stories high, containing a garage on ground level, featuring shingle siding, and 2 bedrooms.

Characteristics of the Area:

The subject site is located in northwest Independence, within the boundaries of the Local Truman Heritage District. Predominantly single-family residences characterize the surrounding neighborhood. The proposed short-term rental is located directly to the west of McCoy Park.

Parking:

A single-car driveway +/- 45 feet in length provides ample parking to satisfy the requirements of city code.

Unruly Guest/Security:

The applicant has indicated a subscription to Minut noise monitoring service. The installation of a continuous noise monitoring device will need to be confirmed by city staff prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service. Bins are stored in the rear yard and taken to the curb by cleaning staff on pick-up day.
- **Property listing** - The property will be listed on AirBNB and VRBO, and BearbnbKC.com.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **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 as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a two-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Notification Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan Ground Level
7. Floor Plan 2nd Floor
8. Floor Plan 3rd Floor
9. Fire Safety Plan Ground Level
10. Fire Safety Plan 2nd Floor
11. Fire Safety Plan 3rd Floor
12. Parking Plan
13. Nearest Short-Term Rental Map

800 N DELAWARE ST INDEPENDENCE MO 64050

STR License

Submitted

Application number

A00164

Application date

2025-09-05

Applicant name

Tyler Shirk

> Collapse details

Submitted

Send license

Edit

Property Address

800 N DELAWARE ST INDEPENDENCE MO 64050

Unit Number

802

Parcel Number

26310111800000000

Permit Held By

Property Manager

Rental Structure

Duplex

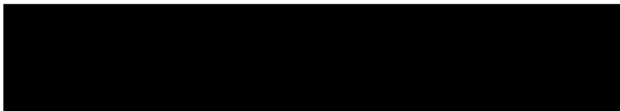
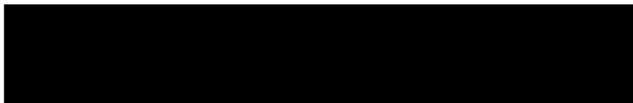
Permit Holder

First Name

Tyler

Last Name

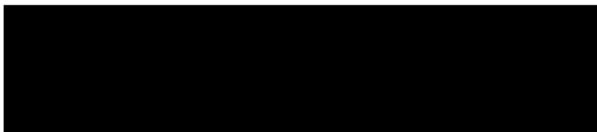
Shirk



Property Owner(s)

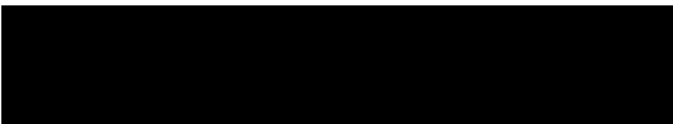
Property Owner #1

First Name Last Name
Jose Hernandez



Property Manager

First Name Last Name
Tyler Shirk



Responsible Agent

First Name Last Name
Tyler Shirk



Verification Documents

Floor Plan

[floor_plan_2025-09-05-160421.png](#)

[floor_plan_2025-09-05-160421.png](#)

[floor_plan_2025-09-05-160421.png](#)

Evacuation Plan

[fire_safety_2025-09-05-160421.png](#)

[fire_safety_2025-09-05-160421.png](#)

[fire_safety_2025-09-05-160421.png](#)

Parking Plan

[parking_spaces_2025-09-05-160421.png](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?



2

Total number of parking spaces available on the property?

^

3

What is your proposed total occupancy?

^

10

Is street parking allowed?

^

Yes

Please provide your Noise Management Plan:

^

Our noise management plan is to install a Minut noise monitor. This will run continuously and alert us if there are sounds above 80 db for longer than 10 minutes. we will message every guest at time of booking, "please honor quiet hours after 10 pm to ensure a peaceful environment for all guests and our neighbors." to state the quiet hours after 10pm - we will also have the quiet hours posted in the home.

Please provide your Trash Disposal & Collection Plan:

^

Teds trash is already servicing this address with trash pick ups every Tuesday. Cleaners to take the tins to the curb on trash pick up day and return them to the back yard after pick up.

Please provide all platforms that you plan to advertise on.

^

Airbnb, vrbo, and our platform bearcbk.com

Possible Violations

We found no violations for this property

Add Note





INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: October 8, 2025

Case Number: 25-400-21

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: 802 N Delaware Ave

Total Maximum occupancy: Four (4) guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Jose Hernandez

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: October 28, 2025 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.

Gabriel C Glaser

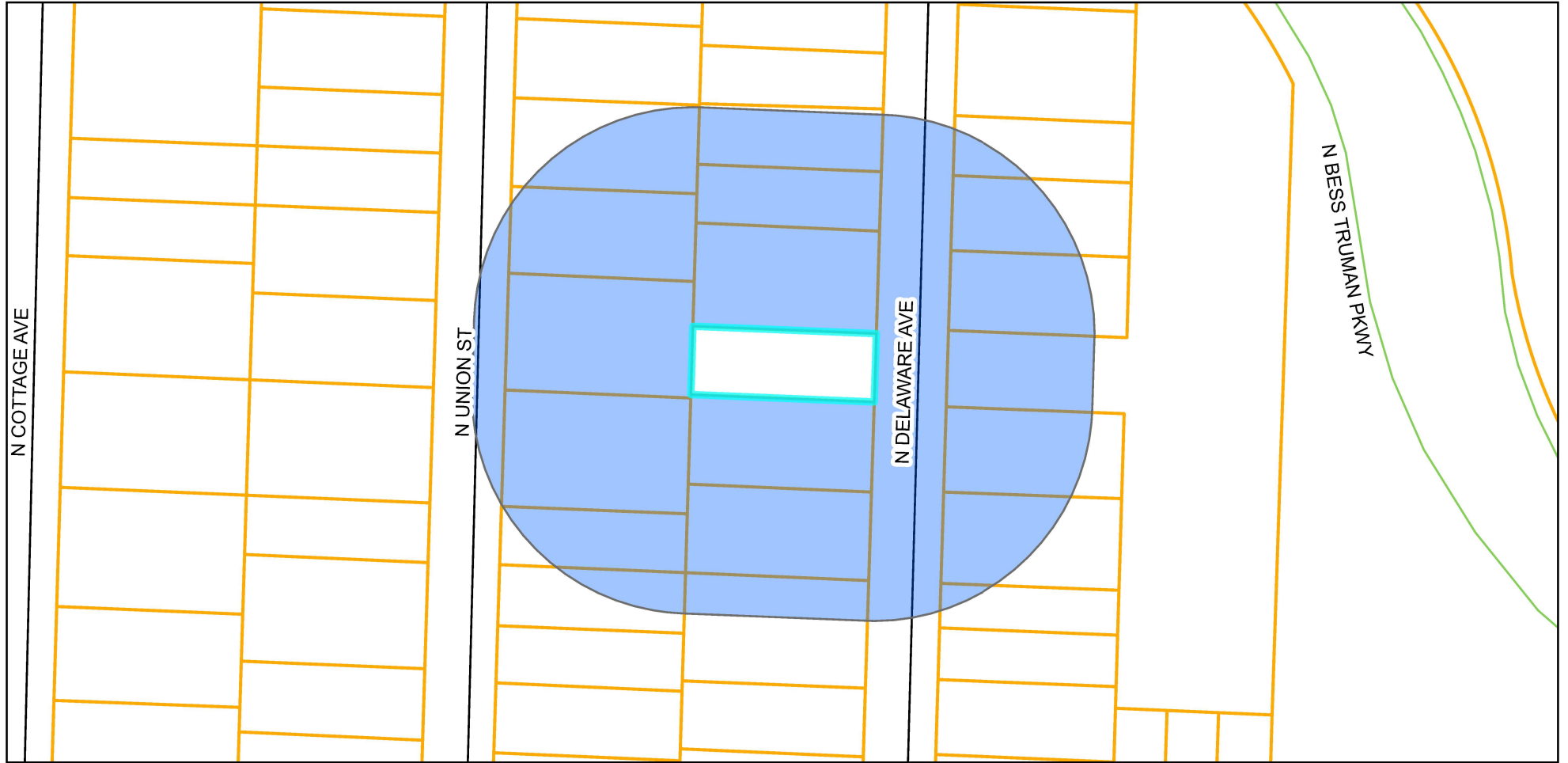
Gabriel C Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
710 N DELAWARE AVE	CALVERT SEAN M & ANDREA M	710 N DELAWARE	INDEPENDENCE	MO	64050
714 N MCCOY ST	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
715 N DELAWARE AVE	BAILEY JOHN	715 N DELAWARE ST	INDEPENDENCE	MO	64050
717 N DELAWARE AVE	CHAVEZ-FERNANDEZ DILSIA E	717 N DELAWARE AVE	INDEPENDENCE	MO	64050
719 N DELAWARE AVE	PAUL GARY CARL	814 W ST CHARLES AVE	INDEPENDENCE	MO	64050
721 N UNION ST	MEYERS JANESEA	721 N UNION ST	INDEPENDENCE	MO	64050
722 N DELAWARE AVE	SUMMERS CORY E & JAMIE M	722 N DELAWARE ST	INDEPENDENCE	MO	64050
723 N UNION ST	FRANCIS DANIEL J & NANCY K	723 N UNION ST	INDEPENDENCE	MO	64050
726 N DELAWARE AVE	NAUGHT GLADYS	726 N DELAWARE ST	INDEPENDENCE	MO	64050
729 N UNION ST	COCKRELL DANE C & ILA E	729 N UNION ST	INDEPENDENCE	MO	64050
800 N DELAWARE AVE	HERNANDEZ JOSE	2405 PENDLETON AVE	KANSAS CITY	MO	64124
801 N UNION ST	PEMBERTON JERALD	801 N UNION ST	INDEPENDENCE	MO	64050
806 N DELAWARE AVE	BERRY ROBIN	806 N DELAWARE ST	INDEPENDENCE	MO	64050
809 N DELAWARE AVE	JOHNSON NORMAL	809 N DELAWARE ST	INDEPENDENCE	MO	64050
809 N UNION ST	MANNING WAYMOND C & FRANCES K	809 N UNION	INDEPENDENCE	MO	64050
810 N DELAWARE AVE	MORELAND RICHARD	810 N DELAWARE ST	INDEPENDENCE	MO	64050
811 N DELAWARE AVE	PETTIGREW ALVERZIA	811 N DELAWARE	INDEPENDENCE	MO	64050
813 N UNION ST	DIAZ HORTENIA VALDEZ	813 N UNION ST	INDEPENDENCE	MO	64050
815 N DELAWARE AVE	815 DELAWARE STREET	116 S PLEASANT ST	INDEPENDENCE	MO	64050
818 N DELAWARE AVE	WEISS WENDI M	820 N DELAWARE ST	INDEPENDENCE	MO	64050

Notification Area Map

802 N Delaware Ave


Case #25-400-21



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: October 28, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

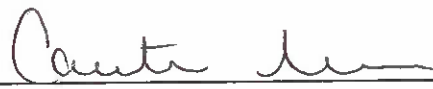
COUNTY OF JACKSON

Case No. 25-400-21


I, Courtne Norman, 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.**

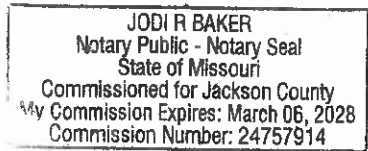
These notices were mailed on the 8 day of October, 2025.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of October, 2025.

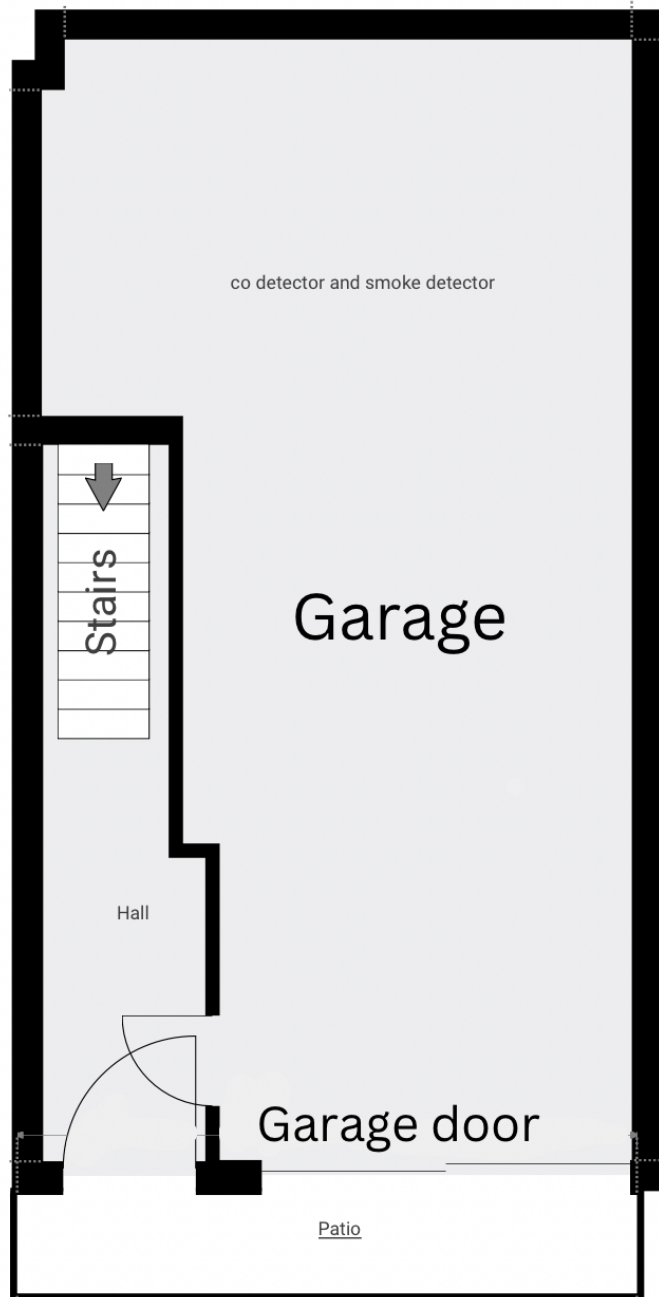

Notary Public

March 6, 2028
Commission Expiration Date



Floor plan

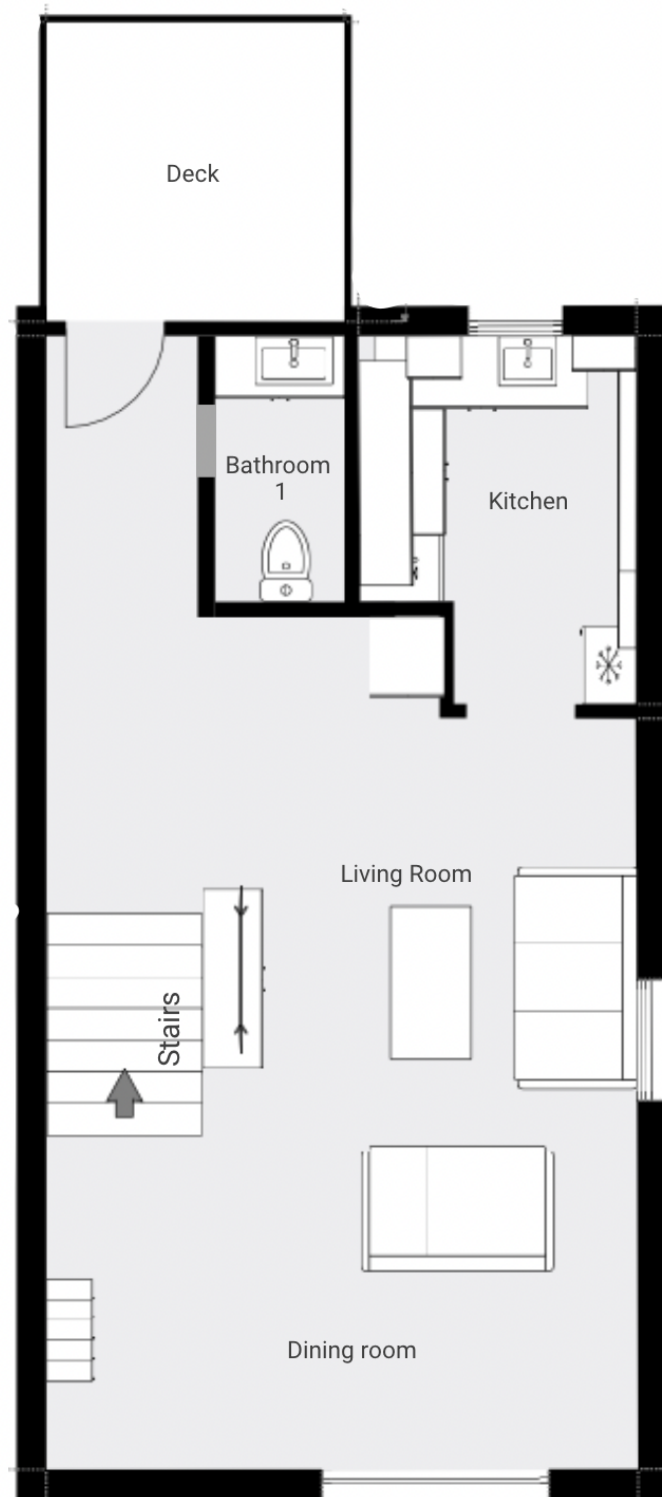
Ground floor



Delaware street

Floor plan

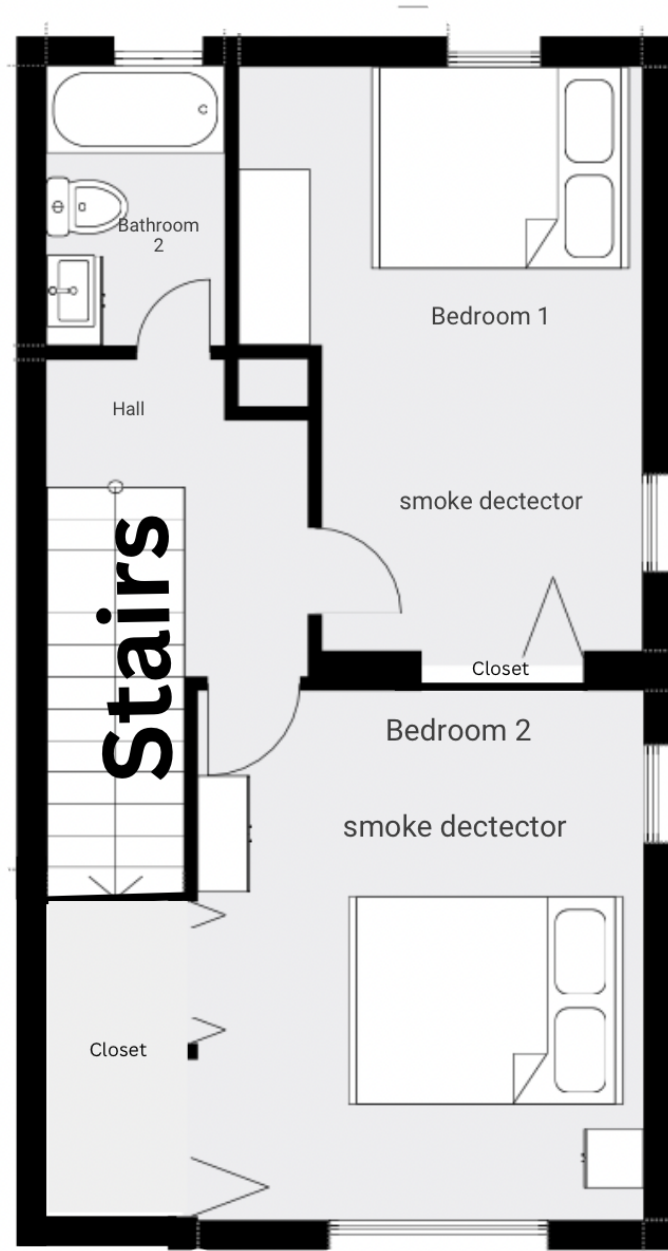
2nd floor



Delaware street

Floor plan

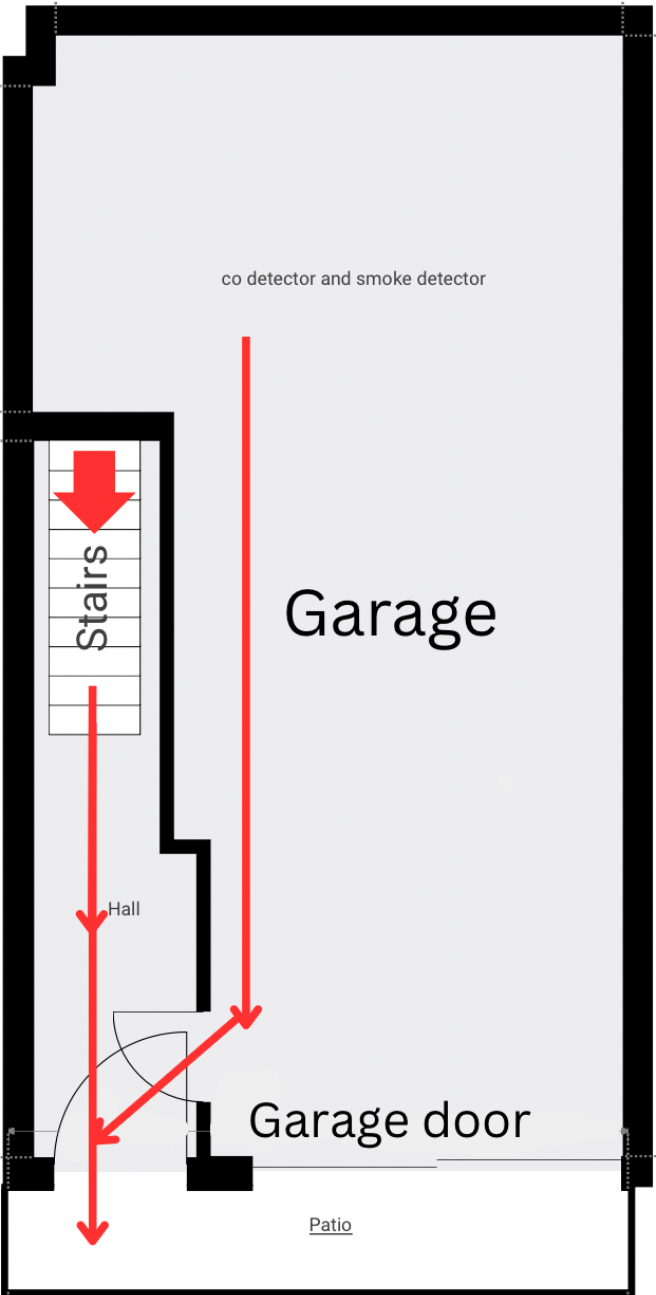
3rd floor



Delaware Street

Evacuation plan

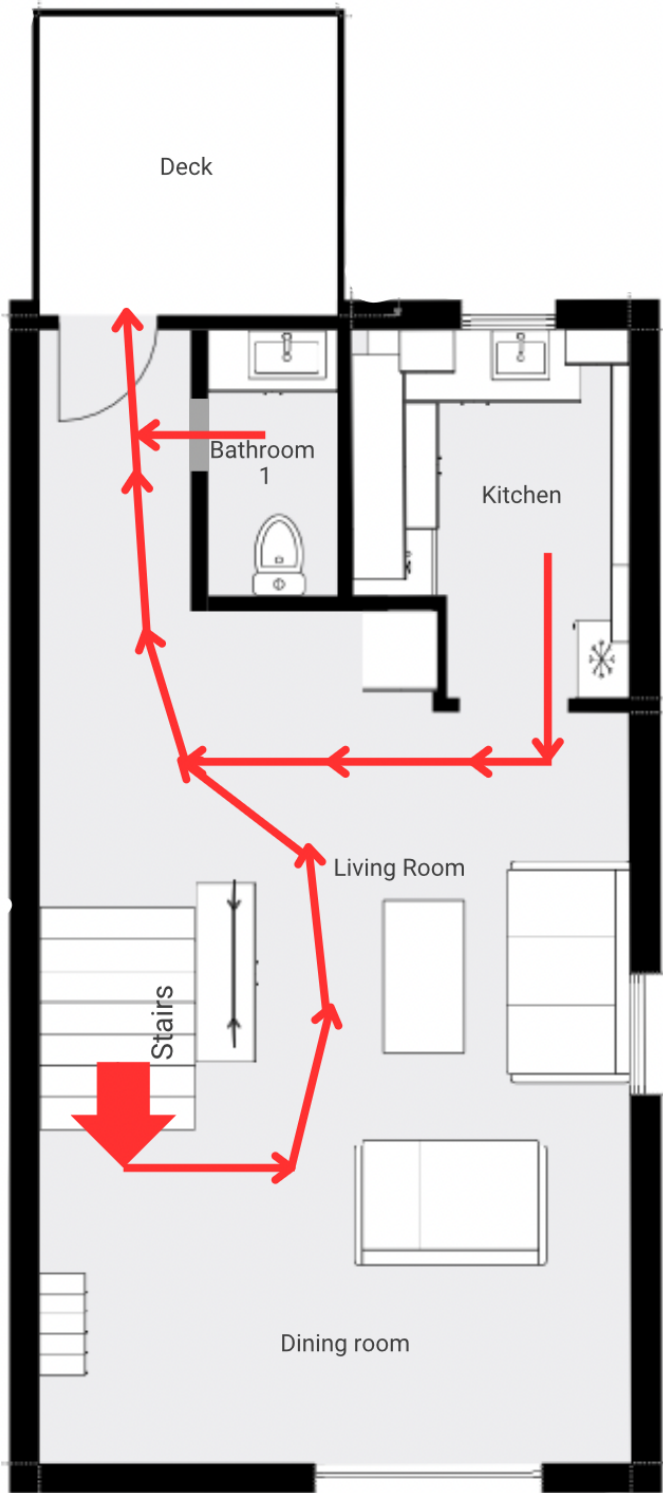
Ground floor



Delaware street

Evacuation plan

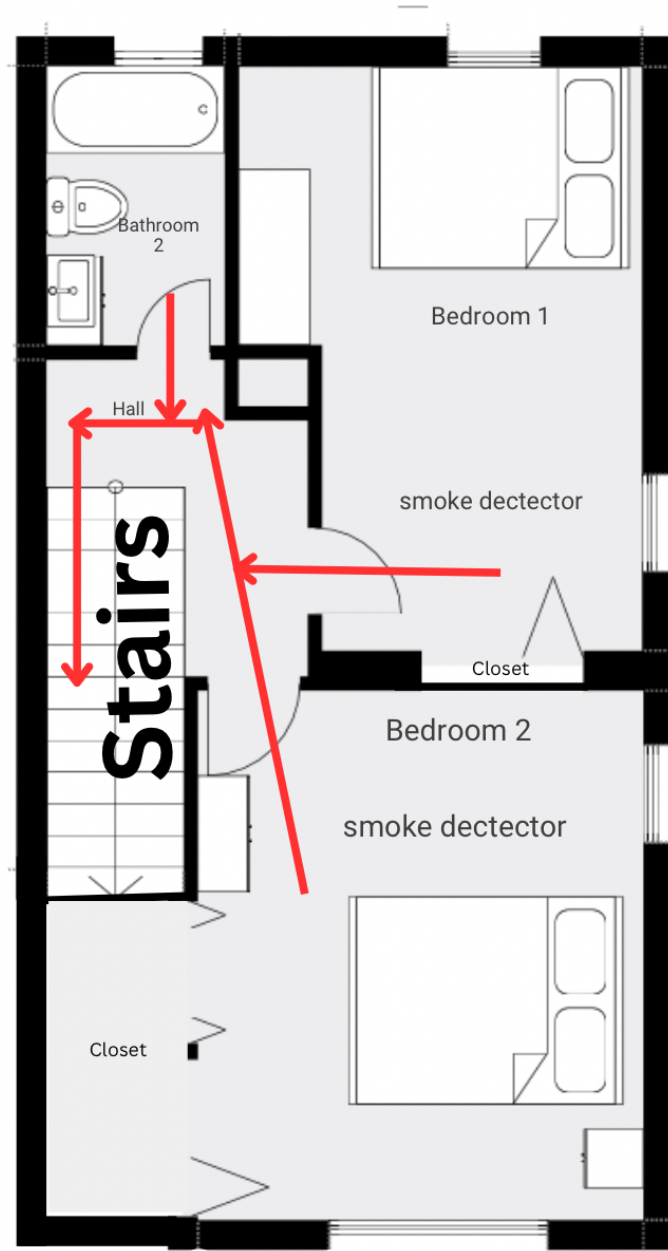
2nd floor



Delaware street

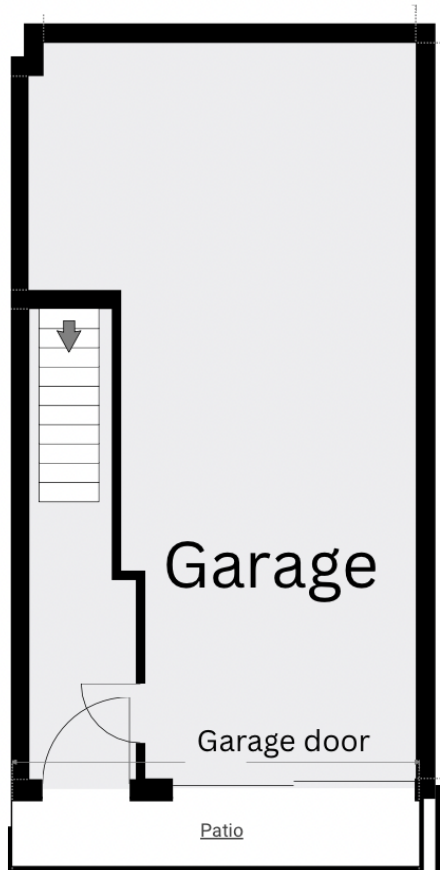
Evacuation plan

3rd floor



Delaware Street

Parking plan



**Paved
driveway
for 2
cars**

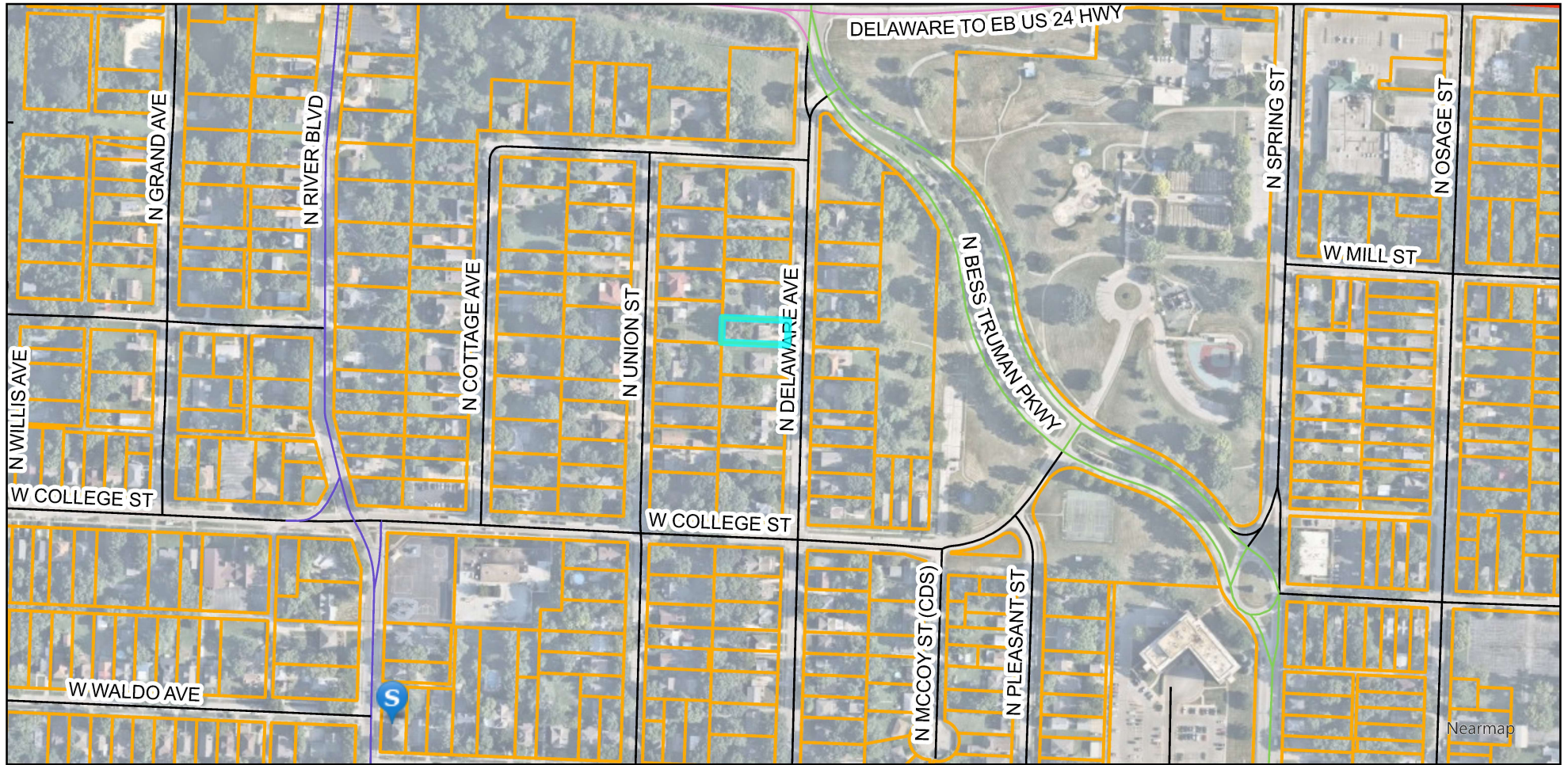
1 space for
street parking

Delaware street

Nearest Short-Term Rental

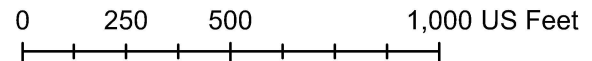
802 N Delaware St

Case #25-400-21



Legend

-  Short Term Rentals
-  Parcels



Prepared For: Planning Commission
 Meeting Date: October 28, 2025



MEETING DATE: October 28, 2025

STAFF: Brian L. Harker, Planner

PROJECT NAME: 16100 E. 38th Street S. – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-22 – Short-Term Rental – 16100 E. 38th Street S.** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 16100 E. 38th Street S.

APPLICANT/OWNER/RESPONSIBLE AGENT : Michael Tomlin

APPLICANT/OWNER/RESPONSIBLE AGENT ADDRESS: 2909 S. Swope Drive

ZONING/LAND USE: R-6 (Single-Family Residential)

SURROUNDING ZONINGS/LAND USES:

NSEW: R-6 (Single-Family Residential)...single-family residences

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed October 8, 2025
- Notification signs were posted on the property October 10, 2025

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 pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
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 to eight (8) persons total.
5. The maximum number of bedrooms shall be three (3).
6. A noise monitoring system conforming to City Code 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.
7. 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:

The applicant seeks approval of a Short-Term Rental at 16100 E. 38th Street S.

Current Zoning:	R-6 (Single-Family Residential)
Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-1b (Single-Family Residential) Prior to 1980: R-1 (Single-Family Residential) Prior to 1965: Not Zoned
Proposed Use:	Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to legally use this property as a Short-Term Rental.

Property History:

The property was annexed into the City in 1960. The lot was platted in the late 1960's as Lot 671 of Sycamore Hills. Upon adoption of the Zoning Ordinance in 1965, the subject site was assigned the R-1 (Single-Family Residential) zoning designation. In 1980, it was classified as R-1b (Single-Family Residential) and with the UDO in 2009, R-6 (Single-Family Residential).

Physical Characteristics of Property:

The property is approximately 11,761-square-feet in area. The dwelling is a raised ranch with light gray siding and red brick around the garage doors. On the main floor is the living room, kitchen, dining, recreation room, bathroom and three bedrooms. On the second floor is a laundry room, bathroom den and a garage.

Characteristics of the Area:

The subject site is located in southeast Independence. Single-family residential homes neighbor the property to the north, south, east and west. The homes in the area include a mix of ranches, raised ranches, bi-levels and split-levels constructed in the 1970's.

Parking:

The property has a two-car driveway and garage providing parking for four vehicles. In this area, parking in the street is common in this area as well and this lot sets on the corner thus having two frontages. The property's two-car garage will not be made available to guests.

Unruly Guest/Security:

The applicant's noise management plan is to install a Minut noise monitor. This would run continuously and alert the applicant to sounds over 80db. They will post the quiet hours in the house and on the booking websites.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted's Trash. Refuse is collected on a weekly basis on Thursday by the cleaner or the applicant.
- **Property listing** - The property will be listed on AirBNB, and VRBO
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.

- **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 as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit.

This application follows the density limitations of the City Code.

EXHIBITS

1. Application
2. Notification Letter
3. Notification Area Map
4. Notification Addresses
5. Affidavit
6. Floor Plan First Floor
7. Floor Plan Basement
8. Fire Safety Plan First Floor
9. Fire Safety Plan Basement
10. Parking Plan
11. Nearest Short-Term Rental Map

16100 E 38Th St S Independence MO 64055

STR License

Submitted

Application number

A00165

Application date

2025-09-06

Applicant name

Michael Tomlin

> Collapse details

Submitted

Send license

Edit

Property Address

16100 E 38TH ST S INDEPENDENCE MO 64055

Parcel Number

33110101100000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Michael

Last Name

Tomlin



Property Owner(s)

Property Owner #1

First Name Last Name
Michael Tomlin



Property Manager

First Name Last Name
Michael Tomlin



Responsible Agent

First Name Last Name
Michael Tomlin



Verification Documents

Floor Plan

[floor_plan_2025-09-06-220008.png](#)

[floor_plan_2025-09-06-220008.png](#)

Evacuation Plan

[fire_safety_2025-09-06-220008.png](#)

[fire_safety_2025-09-06-220008.png](#)

Parking Plan

[parking_spaces_2025-09-06-220008.png](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?



3

Total number of parking spaces available on the property?

^

4

What is your proposed total occupancy?

^

8

Is street parking allowed?

^

Yes

Please provide your Noise Management Plan:

^

Our noise management plan is to install a Minut noise monitor. This will run continuously and alert us to sounds over 80db. We will post the quiet hours in the house and on the booking websites

Please provide your Trash Disposal & Collection Plan:

^

Teds trash to pick up on Thursday. Either the cleaner or we will bring it to the curb and then put it back to the house after pick up.

Please provide all platforms that you plan to advertise on.

^

Airbnb and VRBO

Possible Violations

We found no violations for this property

Add Note



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: October 8, 2025

Case Number: 25-400-22

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: 16100 E. 38th Street S.

Total Maximum occupancy: Six (6) adults Eight (8) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Michael Tomlin

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: October 28, 2025 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 816-325-7823.

Brian L. Harker

Brian L. Harker
Planner



INDEPENDENCE

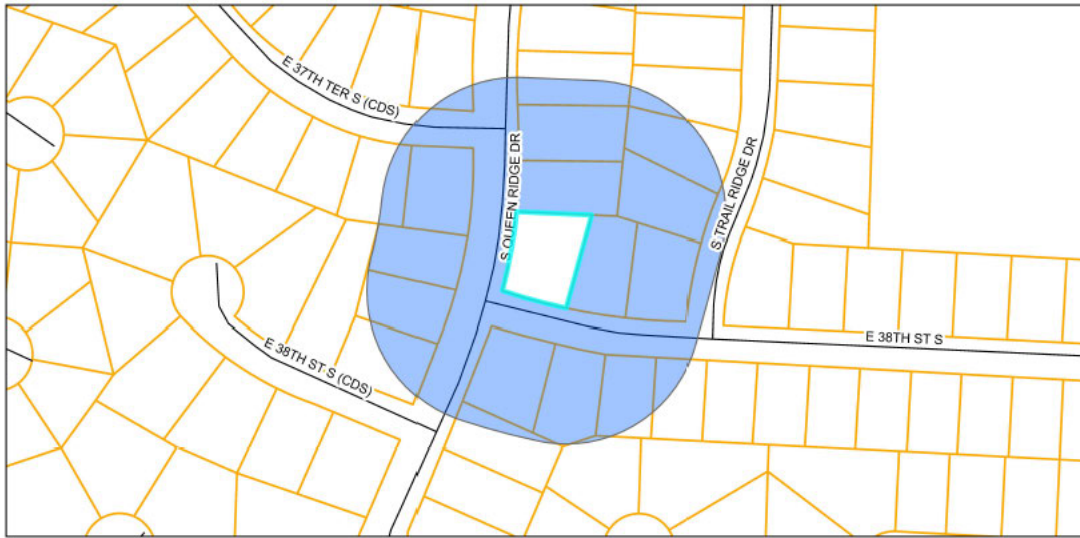
★ COMMUNITY DEVELOPMENT ★

Notification Area Map



16100 E 38th St S

Case #25-400-22



Legend

- Notification Area
- Parcels

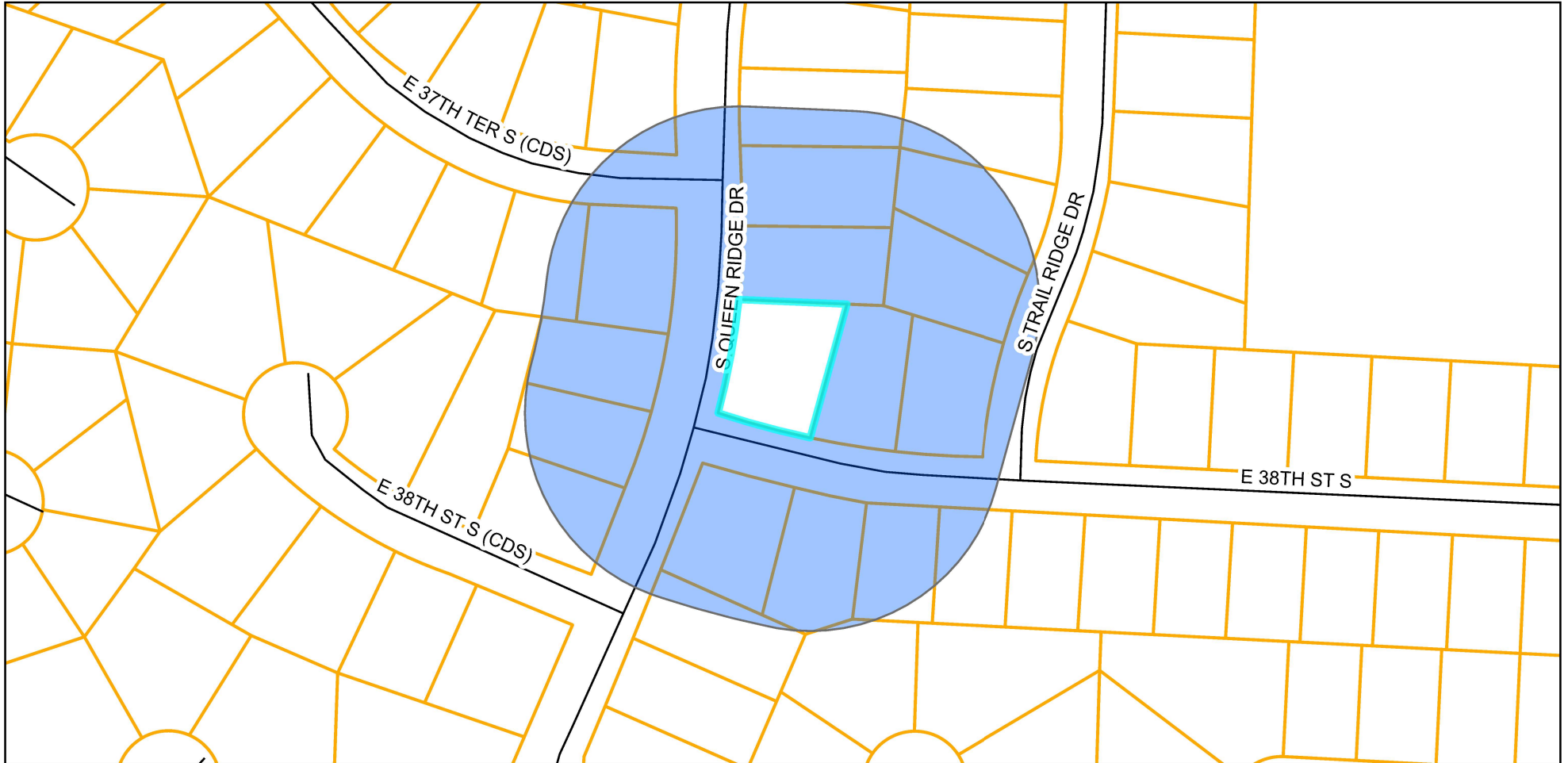
Prepared For: Planning Commission
Meeting Date: October 28, 2025



Notification Area Map

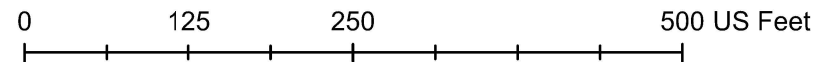
16100 E 38th St S

Case #25-400-22



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025



Property Address	Property Owner	Owner Address	City	State	ZIP Code
16012 E 38TH ST S	VINEBROOK HOMES BORROWER 2 LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
16029 E 37TH TER S	KINDER WYATT PATRICK	16029 E 37TH TER S	INDEPENDENCE	MO	64055
16031 E 37TH TER S	GIST SHARON S & ALFRED	16031 E 37TH TER S	INDEPENDENCE	MO	64055
16032 E 37TH TER S	CARROLL MATTHEW A	16032 E 37TH TER	INDEPENDENCE	MO	64055
16100 E 38TH ST S	TOMLIN MICHAEL D	16100 E 38TH STREET	INDEPENDENCE	MO	64055-3732
16101 E 38TH ST S	RAWLINS DANIEL LYNN	16101 E 38TH ST	INDEPENDENCE	MO	64055
16104 E 38TH ST S	GIBSON TYLER S & ALYSSA M	16104 E 38TH ST S	INDEPENDENCE	MO	64055
16105 E 38TH ST S	PEREZ ISMAEL LAGUMERCINE & SANCHEZ SANCHEZ SANDRA V	16105 E 38TH ST S	INDEPENDENCE	MO	64055
16109 E 38TH ST S	SCHAFFER DEBORAH L	16109 E 38TH ST S	INDEPENDENCE	MO	64055
16113 E 38TH ST S	DAVIDSON JOHN P-TRUSTEE	16113 E 38TH ST S	INDEPENDENCE	MO	64055
3712 S TRAIL RIDGE DR	WILMA MILLER TRUST DATED 04/29/2025	3712 S TRAIL RIDGE DR	INDEPENDENCE	MO	64055
3713 S QUEEN RIDGE DR	SMITH DAVID P & DARLENE S	3713 QUEEN RIDGE DR	INDEPENDENCE	MO	64055
3716 S TRAIL RIDGE DR	SANCHEZ MARY	3716 S TRAIL RIDGE DR	INDEPENDENCE	MO	64055
3717 S QUEEN RIDGE DR	LANE THOMAS J & TERRI A	3717 QUEEN RIDGE DR	INDEPENDENCE	MO	64055
3720 S TRAIL RIDGE DR	DIEDEL DUSTIN G & CHEN WAH-HSIN	3720 TRAIL RIDGE DR	INDEPENDENCE	MO	64055
3721 S QUEEN RIDGE DR	DOMINGUEZ RACHEL R	3721 S QUEEN RIDGE DR	INDEPENDENCE	MO	64055
3726 S TRAIL RIDGE DR	PAEZ ARISLENNY ARACENA & VASQUEZ CASTILLO MANUEL AURELIO	3726 S TRAIL RIDGE DR	INDEPENDENCE	MO	64055
3800 S QUEEN RIDGE DR	PILLA PROPERTIES INC	29504 SE MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
3804 S QUEEN RIDGE DR	STRATTON DENNIS K	3804 QUEEN RIDGE DR	INDEPENDENCE	MO	64055
3808 S QUEEN RIDGE DR	ROWDEN DAVID	3808 S QUEEN RIDGE DR	INDEPENDENCE	MO	64055
3809 S QUEEN RIDGE DR	JOHNSON STEPHANIE M	6151 NE MOONSTONE CT	LEES SUMMIT	MO	64064
3818 S TRAIL RIDGE DR	SCATES JAMES B & JAN M	3818 S TRAIL RIDGE DR	INDEPENDENCE	MO	64055

Property Owner Notification Affidavit

STATE OF MISSOURI

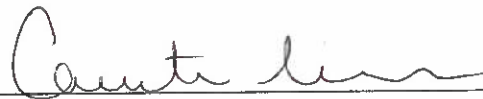
COUNTY OF JACKSON

Case No. 25-400-22

I, Courtne Norman, 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 8 day of October, 2025.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of October, 2025.


Notary Public

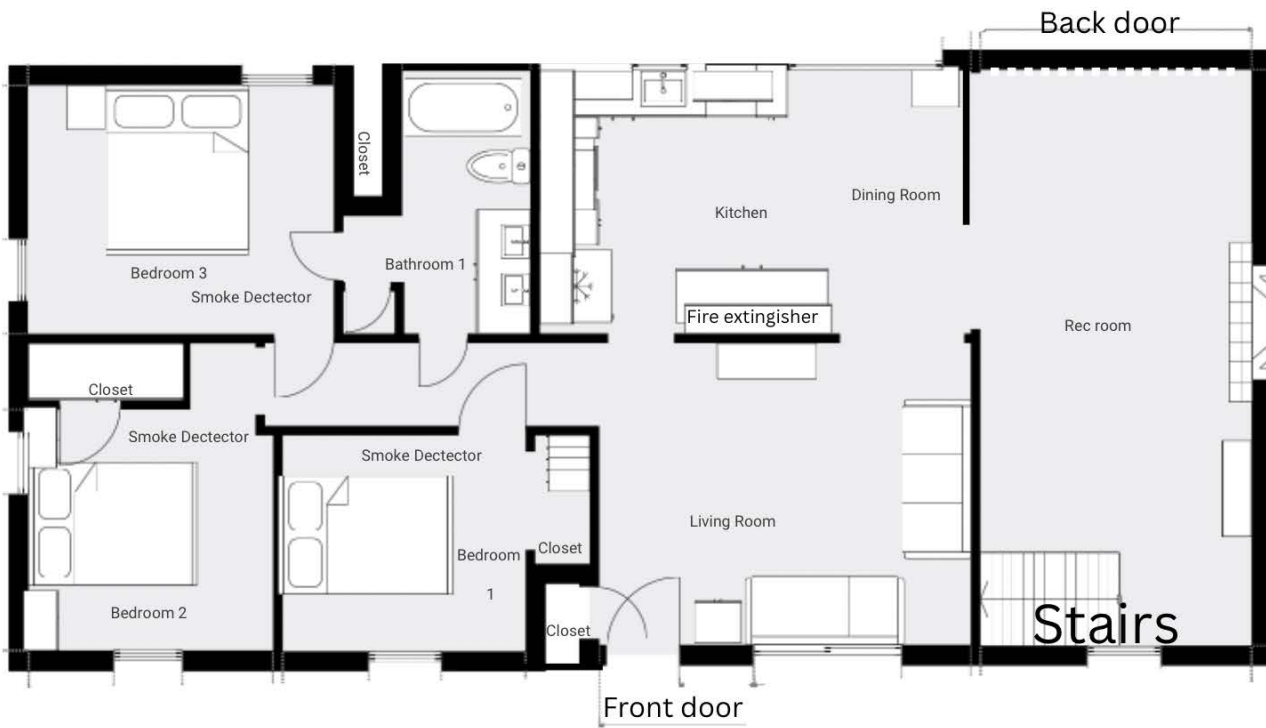
JODI R BAKER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24757914

March 6, 2028
Commission Expiration Date

Floor Plan

1st floor

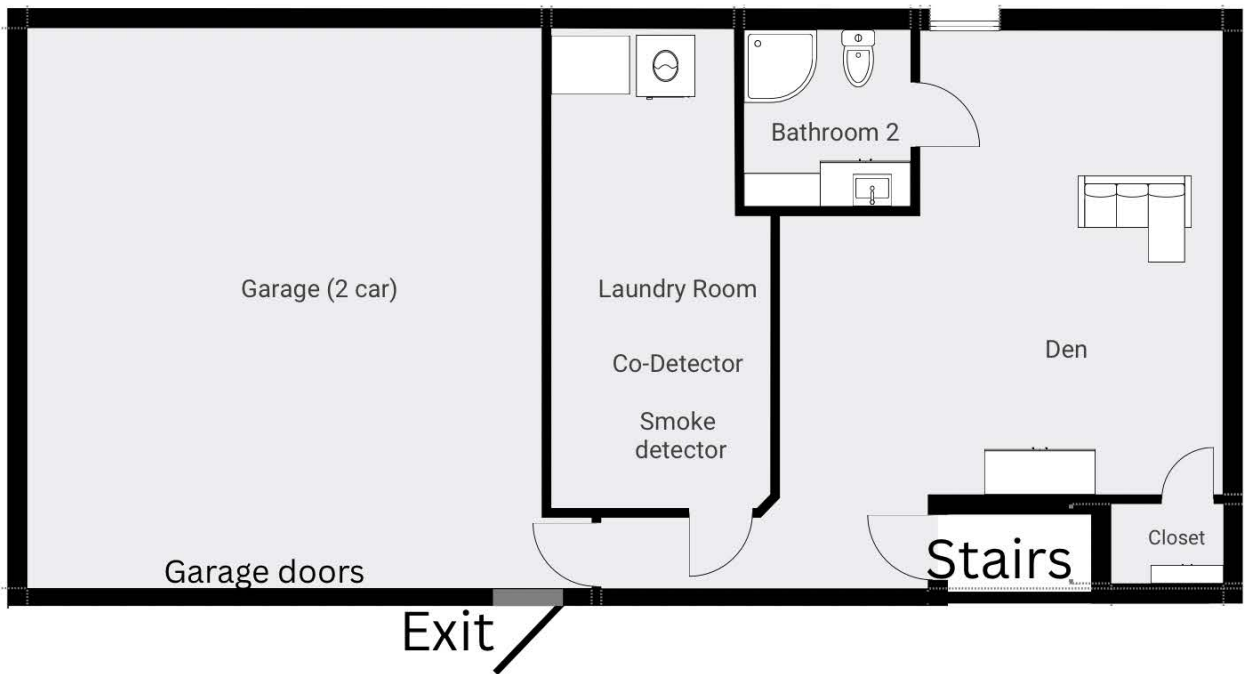
Queen Ridge Dr



38th St S

Floor plan

Basement

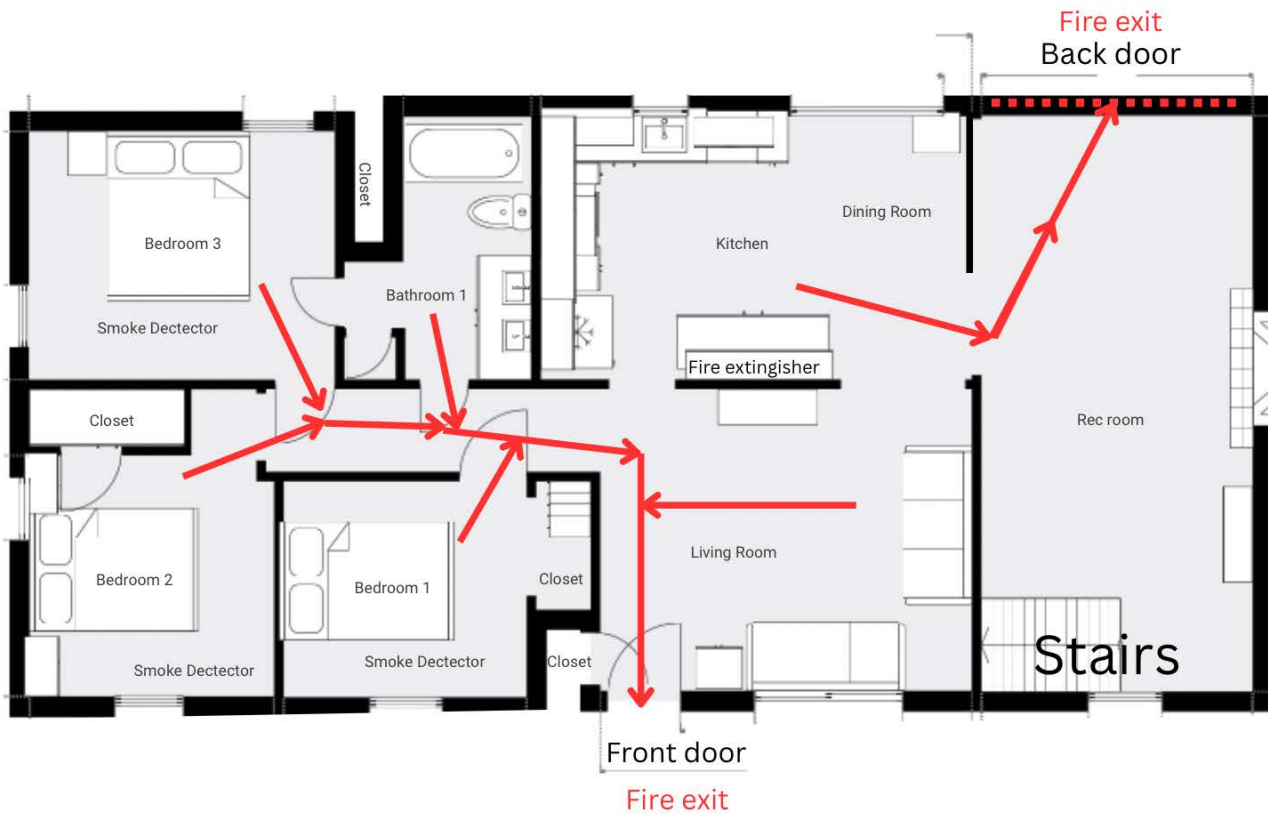


38th St S

Evacuation Plan

1st floor

Queen Ridge Dr

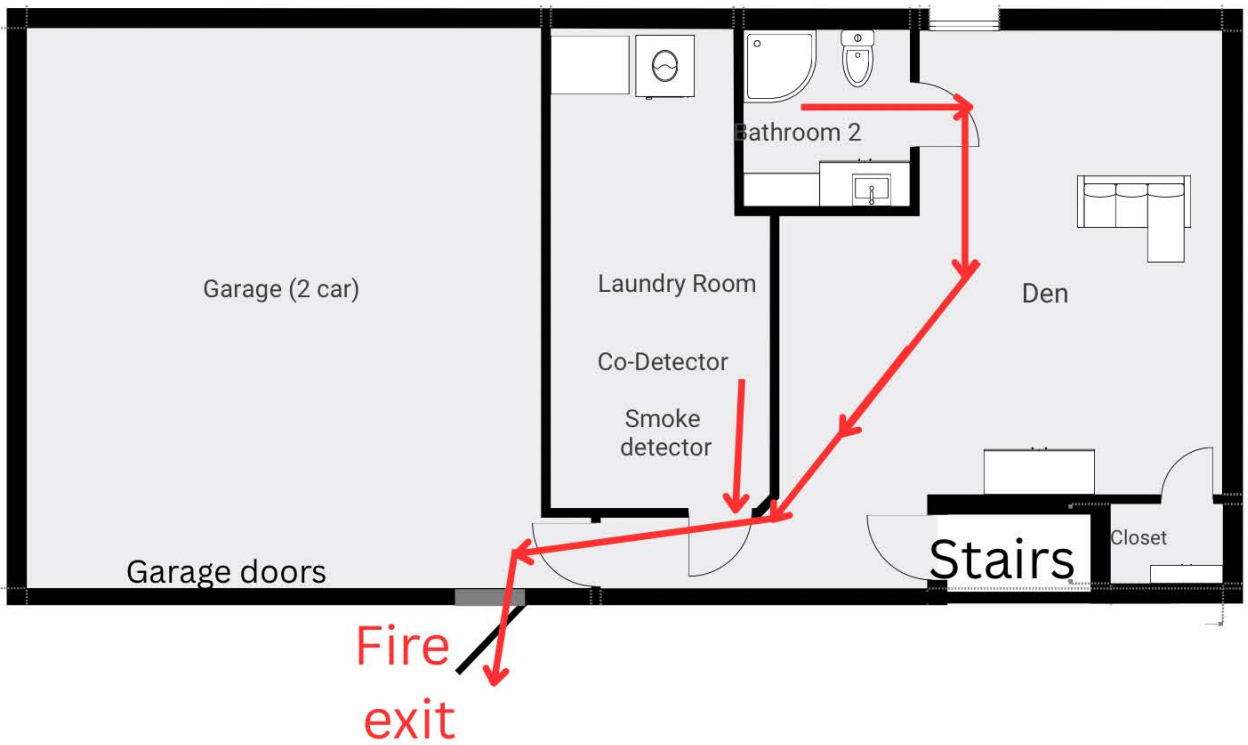


38th St S

Evacuation plan

Basement

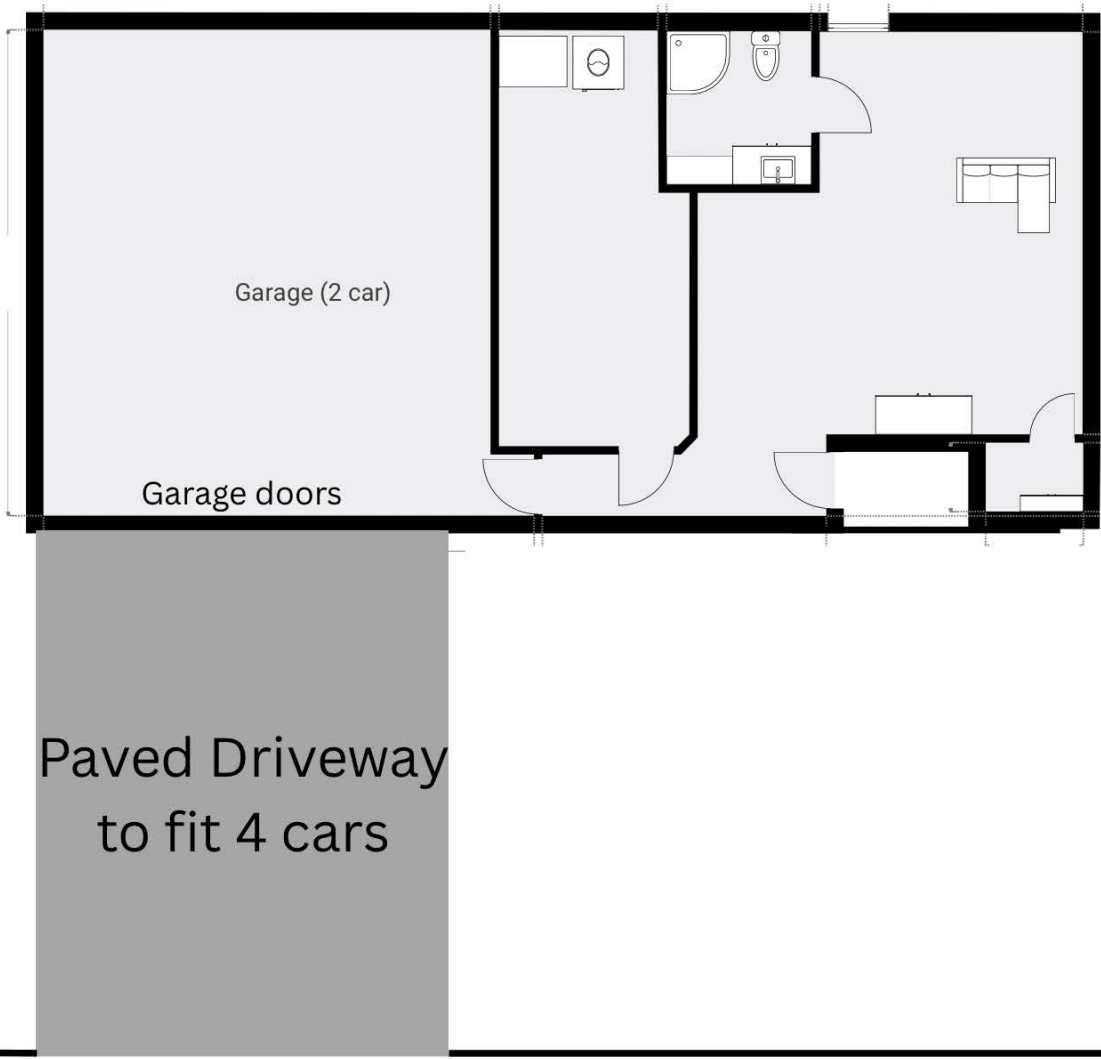
Queen Ridge Drive



38th st S

Parking Plan

Queen Ridge Drive

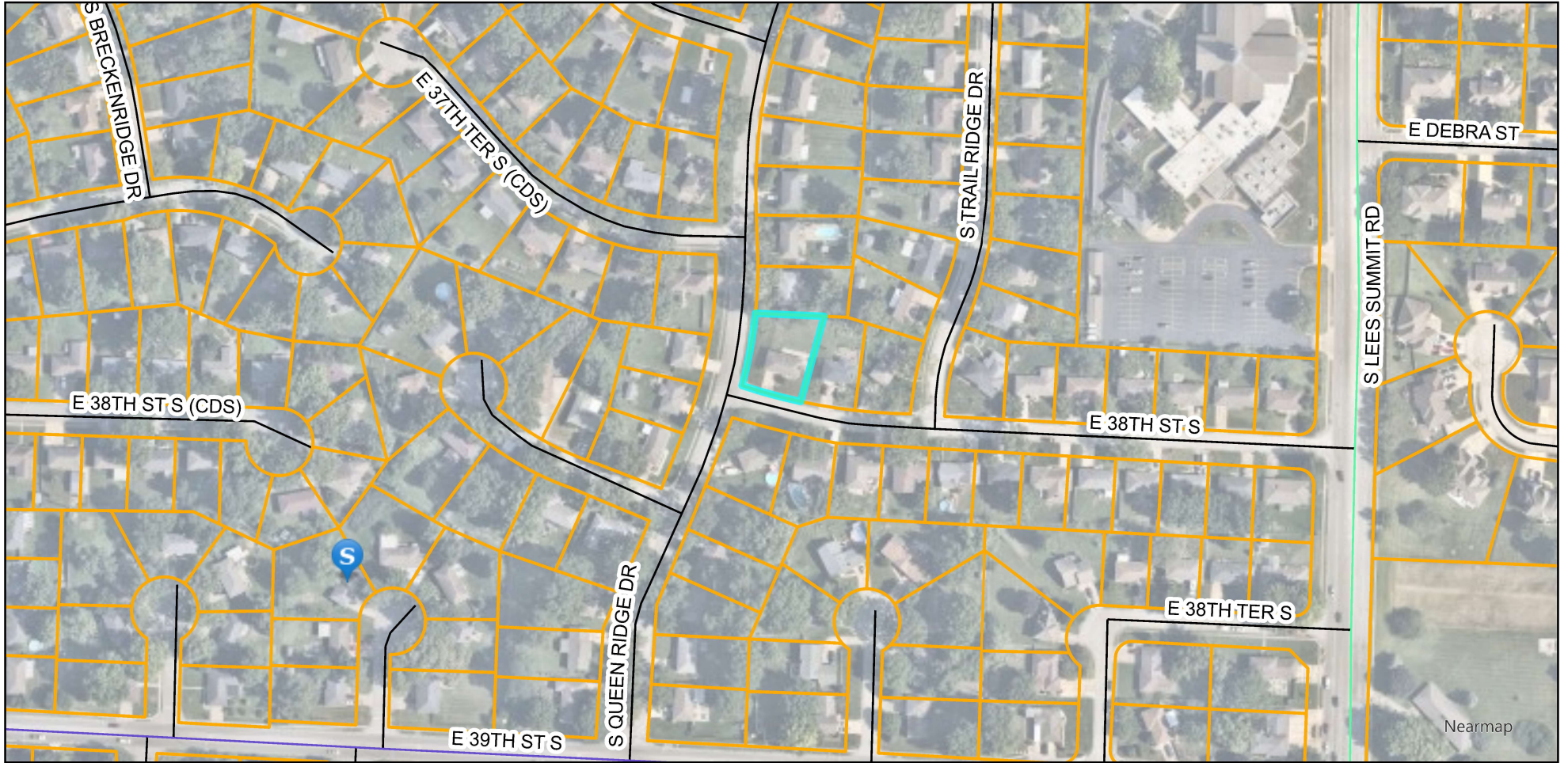


38th st S

Nearest Short-Term Rental

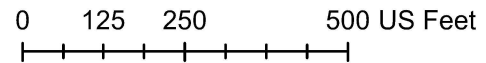
16100 E 38th St S

Case #25-400-22



Legend

-  Short Term Rentals
-  Parcels



Prepared For: Planning Commission
Meeting Date: October 28, 2025

