



Planning Commission

January 13, 2026 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 – November 18, 2025**

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE FEBRUARY 24, 2026 MEETING.

1. **Case 26-400-01 – Short-Term Rental – 12115 E. 47th Terrace S.** – A request to operate a Short-Term Rental at the property.

PUBLIC HEARINGS

1. **Case 26-100-01 – Rezoning – 724 and 726 N. Noland Road** - A request to rezone property from C-2 (General Commercial) to R-6 (Single-Family Residential).
2. **Case 26-125-01 – Rezoning/PUD – 315, 317 and 319 S. Osage Street** - A request to rezone property from I-1 (Industrial) and C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

OTHER BUSINESS

1. **Case 25-400-15 – Short-Term Rental – 14901 E. 40th Street S.** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING JANUARY 27, 2026

ADJOURNMENT



INDEPENDENCE * MISSOURI *

A GREAT AMERICAN STORY

Planning Commission Minutes

November 18, 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 6:02 PM on 11/18/2025, 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, Michael Young. Absent - Jose Torres.

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 28, 2025**

Motion

Commissioner Nesbitt made a motion to approve the Consent Agenda. Commissioner Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 25-400-23 – Short-Term Rental – 3214 S. Hawthorne Ave** – A request to operate a Short-Term Rental 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

Yolanda Holden, 4021 SW Flintrock Dr., Lee's Summit, stated the property is a three-bedroom home she purchased in August. She explained she felt this would be a good location to begin operating a short-term rental, particularly with the upcoming World Cup. She noted she is unsure whether she will continue operating the rental after the event.

Ms. Holden stated she will use noise-monitoring equipment set to alert her if sound levels become excessive. She said she will not tolerate noise issues, parties, or any police involvement at the property.

In response to a question from Commissioner Ashbaugh, Ms. Holden said adding a fourth bedroom would be too costly, and she is comfortable with the limit of six adults for a three-bedroom home.

Public Comments

John Hines, 3205 S. Hawthorne Ave., stated he is concerned about potential noise and traffic impacts, particularly during the World Cup. He also noted there is currently a large pile of trash beside the house that appears to be construction material. He expressed concern that the property may not be properly maintained and could negatively affect his property value.

Ms. Holden acknowledged there is some construction debris at the house and stated the contractor expects to have the work completed by this weekend and will continue removing trash throughout the week. In response to Chairwoman Wiley's question, she stated she plans to begin by listing the property on Airbnb to see how that works. She noted both of her sons live about 20 minutes away from the house and will be available to respond if there are any issues.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-400-24 – Short-Term Rental – 21401 E. Eureka Road** – A request to operate a Short-Term Rental 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

Stacy Eikenbary, 19203 E. 28th Street S., stated she and her husband live less than three miles from the property and will not host guests when they are out of town. She said it is a very quiet neighborhood and believes it is a great area to provide a place for visitors to stay.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING JANUARY 13, 2026

Community Development Assistant Director Rick Arroyo noted there will not be a December meeting and that the Planning Commission is expected to meet in City Hall in January.

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

MEETING DATE: January 13, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Rezoning – 724-726 N. Noland Road

CASE NUMBER/REQUEST: Case 26-100-01 – Rezoning – 724 and 726 N. Noland Road - A request to rezone property from C-2 (General Commercial) to R-12 (Two-Family Residential).

APPLICANT: Matthew Brown

PROPERTY LOCATION: 724-726 N Noland Rd

SURROUNDING ZONING/LAND USE:

- North:** C-2 (General Commercial) / Vacant
- East:** C-2 (General Commercial / Residential, Personal Services, Medical Services, and Day Care
- South:** C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) / Apartments
- West:** C-2 (General Commercial) and R-12 (Two-Family Residential) / Religious Assembly

PUBLIC NOTICE:

- Letters to property owners – December 9, 2025
- Public Notice published in the Independence Examiner – December 27, 2025
- Signs posted on property – December 26, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 4, 2026 and the public hearing/second reading on February 16, 2026

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Matthew Brown to rezone the property from C-2 (General Commercial) to R-12 (Two-Family Residential).

Current Zoning: C-2 (General Commercial) **Proposed Zoning:** R-12 (Two-Family Residential)

Current Use: Duplex **Proposed Use:** Duplex

Zoning History: 1965 – 1980: C-3 (Commercial)

1980 - 2009: C-2 (General Commercial)

2009 - Present: C-2 (General Commercial)

Property History:

The subject site is comprised of two tax parcels defined as a portion of Lot 21 and 23 of Flournoy’s Addition recorded in 1879. The area was annexed to Independence in 1851. Jackson County property records indicate the subject site was developed in 1954.

Upon adoption of the Zoning Ordinance in 1965, the city assigned a C-3 (Commercial) zoning district designation to the subject site. Since the adoption of the Zoning Ordinance, the subject site has been assigned a commercial zoning district classification.

Proposal:

The applicant has submitted a separate application for a minor subdivision to replat the two properties part of this rezoning request. Prior to approval of a minor subdivision, the zoning district classification will need to match the land use.

Physical Characteristics of Property:

The two properties part of this request consist of +/-13,880 ft² in area. The existing duplexes contain +/-1,230 ft² of building area each and feature stone facades and gable roofs.

Characteristics of the Area:

The subject site is located at the intersection of Noland Road and Nettleton Avenue. They are part of a mixed-use corridor along Noland Road, containing a variety of zoning district classifications and land uses, including various residential uses, medical services, personal services, and food establishments.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed rezoning is supported by the Independence for All Strategic Plan to stabilize and revitalize neighborhoods. Rezoning the property to match its current land use will ensure its continued maintenance.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 designates a residential future land use classification for the subject site. This future land use classification matches the current land and proposed land use.

Additionally, this rezoning proposal is supported by Imagine Independence 2040’s guiding principle to, “Improve and maintain housing stock in established neighborhoods.”

Sub-Area Plans:

The subject site is not located within any sub-area plans.

Zoning:

The subject site does not conform with its zoning district designation and was developed before the city adopted the Zoning Ordinance. This proposed rezoning will correct the existing nonconformity.

Public Utilities:

Utilities already exist and are available to the subject site.

Floodplain/Stream Buffer:

The subject site is not affected by floodplains or stream buffers.

CIP Investments:

The city's Noland Multimodal Corridor project is scheduled for the 2026-2027 and 2027-2028 fiscal years. It will create 1.7 miles of multimodal transportation corridor along Noland Road from 24 Highway to Fair Street. This project includes adding dedicated North and South bound bike lanes, upgrading more than three miles of derelict sidewalks into ADA compliance, and adding updated push pedestrian signals buttons.

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 residential uses for the area. Imagine Independence 2040 provides a guiding principle to, "Improve and maintain housing stock in established neighborhoods." Approval of this rezoning request will ensure the maintenance of housing stock.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

The subject site is not located within any sub area plans.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

A variety of zoning district classifications and land characterize the corridor. The proposed rezoning is compatible with the zoning and use of nearby properties.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed R-12 zoning is compatible with the area's existing neighborhoods to west and east.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The subject site historically has been occupied as two-family dwellings. This corrective rezoning will correct the contradiction between land use and zoning classification.

6. The length of time the subject property has remained vacant as zoned.

The subject site is currently occupied.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.
The rezoning should have no detrimental effect on area properties. This rezoning aims to correct the contradictory land use and zoning classification.

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 nonconformity will remain.

EXHIBITS

1. Cover Letter
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Comprehensive Plan map
8. Zoning map

To Whom It May Concern,

I have lived here in this city my whole life. I have bought a couple rentals now and then and managed to fix them up and help better the city. I bought the properties at 724 to 726 N Noland Road while overseas for Military. I cleaned them up and had to kick some unsavory tenants out. My original intent was to be able to get them cleaned up which I did and then look at selling one or both of them in the future. I managed to get some tenants in to the property one I even went to High School with now. These properties are clearly intended to be duplexes and with the intent to hopefully sell one day down the road I am asking for it to be rezoned to residential and also have the two plats split.

I appreciate your assistance and please let me know if there are any other questions, thank you.



Matthew Brown

Property Owner Notification Letter
City of Independence, Missouri

Date: 12/09/2025

Case No. 26-100-01

Dear Property Owner:

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

Proposed Case Type (Check One):

- Rezoning Rezoning/PUD Special Use Permit
 Preliminary Development Plan

Proposed project description: Rezoning from Commercial to Residential to better conform to the existing land use

Applicant: Matthew Brown

Location of Property: 724-726 N Noland Rd


Planning Commission Meeting Date: January 13, 2026, at 6:00 p.m.

City Council Meeting Date: February 16, 2026, at 6:00 p.m.

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

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

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


Applicant (or Owner/Agent)

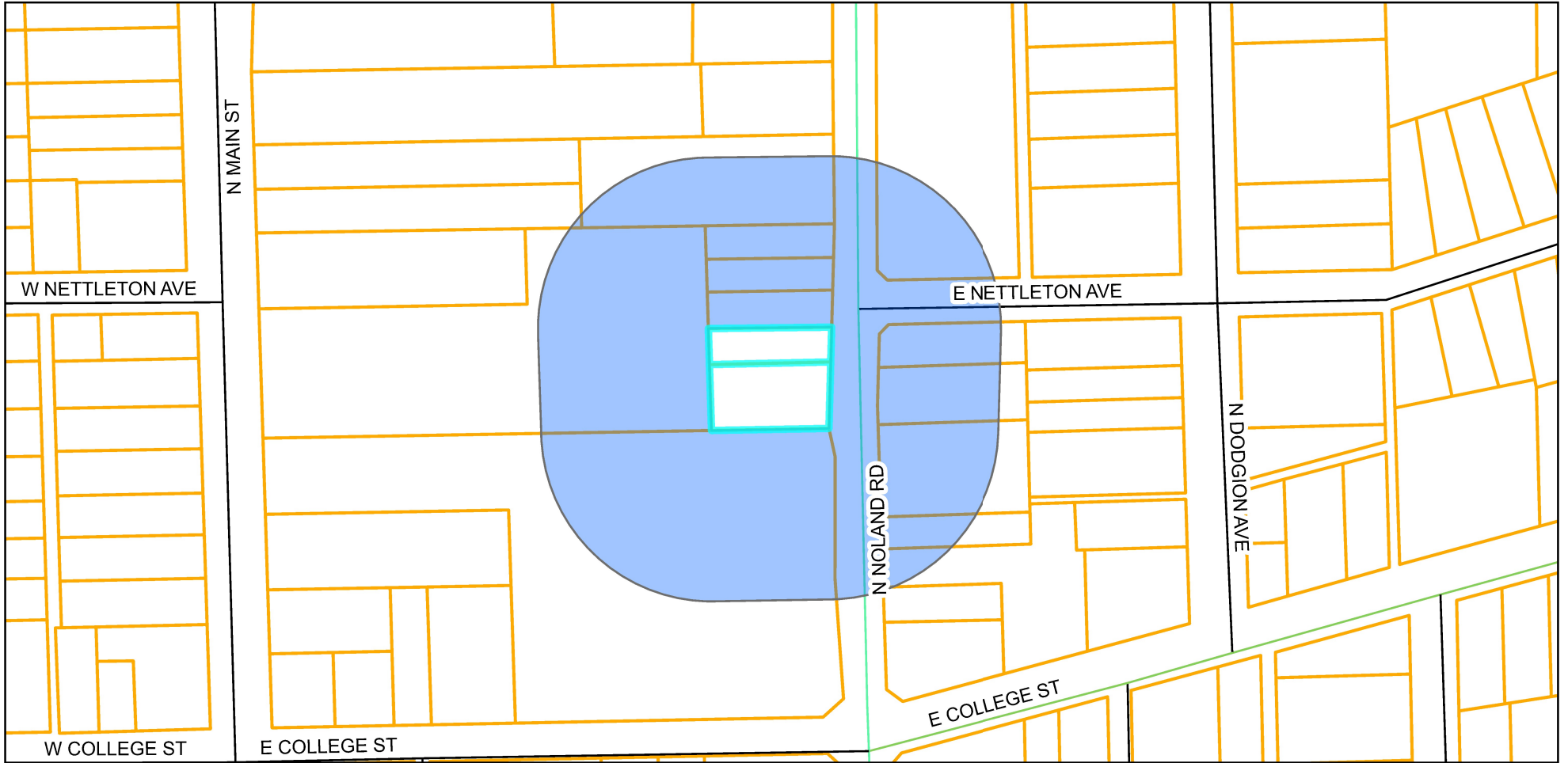
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
130 E COLLEGE AVE APT 151	SAMANTHA HEIGHTS LP	250 NE MULBERRY ST STE 201	LEES SUMMIT	MO	64086
210 E COLLEGE ST	RAYNOR NICCOLAS	91-807 KAUWILI ST	EWA BEACH	HI	96706
701 N NOLAND RD	CHURCHS FRIED CHICKEN INC	980 HAMMOND DR NE STE 1100	ALTANTA	GA	30328
711 N NOLAND RD	VAN LEEUWEN FELIX F & WANDA K	6405 PROCTOR AVE	KANSAS CITY	MO	64133
724 N NOLAND RD APT B	EMB REAL ESTATE VENTURES LLC	724 N NOLAND RD APT B	INDEPENDENCE	MO	64050
727 N MAIN ST	UNITED CHURCH OF CHRIST	727 N MAIN	INDEPENDENCE	MO	64050
805 N MAIN ST	BATES JONAH & MORGAN	805 N MAIN ST	INDEPENDENCE	MO	64050
808 N NOLAND RD	SLOAN KELLY	734 N NOLAND RD	INDEPENDENCE	MO	64050
815 N NOLAND RD 1	NOLAND SHOPS LLC	7500 NW 25TH ST UNIT 257	MIAMI	FL	33122

Notification Area Map

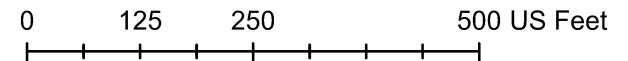
724-726 N Noland Rd

Case #26-100-01



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: January 13, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-100-01

I, Matthew L Brown, 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 9th day of Dec, 2025.

[Signature]
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 12th day of December, 2025.

[Signature]
Notary Public

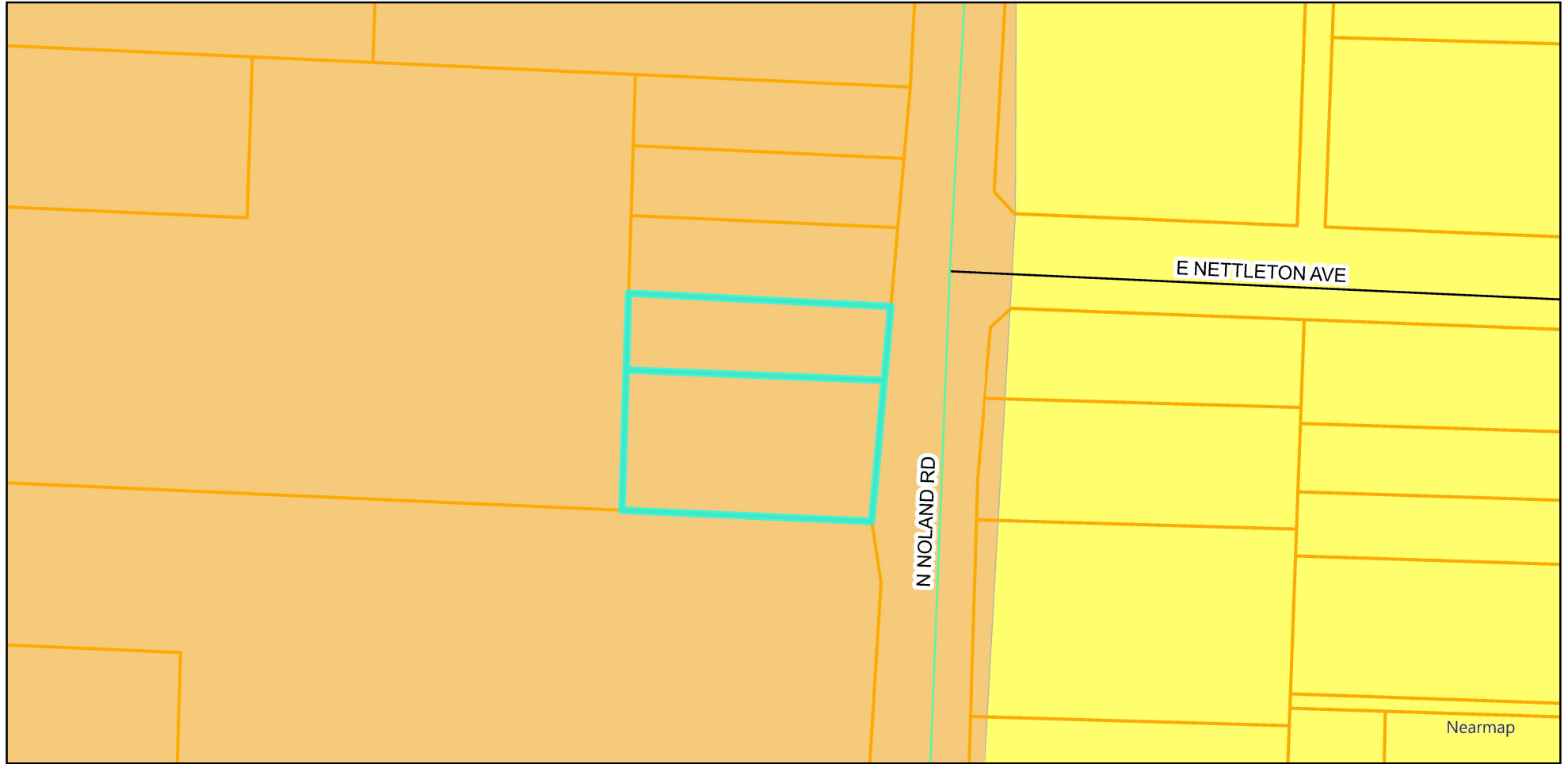
03/07/2028
Commission Expiration Date

GABRIEL C GLASER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 07, 2028
Commission Number: 24193930

Comprehensive Plan

724-726 N Noland Rd

Case #26-100-01



Legend


 Parcels

Comprehensive
Plan

 Residential
Neighborhoods

 Residential
Urban
Neighborhoods

0 50 100 200 US Feet



Prepared For: Planning Commission
Meeting Date: January 13, 2026








Zoning Map

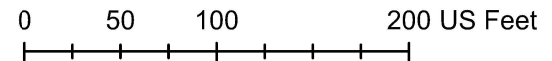
724-726 N Noland Rd

Case #26-100-01



Legend

-  Parcels
- Zoning District**
-  C-2
-  R-12
-  R-30/PUD
-  R-6



Prepared For: Planning Commission
 Meeting Date: January 13, 2026



Current Zonings:	C-2 (General Commercial) and I-1 (Industrial)	Proposed Zoning:	R-30/PUD (High Residential/Planned Unit Development)
-------------------------	---	-------------------------	--

Current and Continued Use: duplex, triplex, parking lot, church, sign shop, apartments and workshop/auto garage

Zoning History

- 1965 – 1980: M-1 (Light Industrial)...315 & 317 S. Osage Street
M-2 (Heavy Industrial)...319 S. Osage Street
- 1980 - 2001: M-1 (industrial)...315, 317 & 319 S. Osage Street
- 2001 – 2009: M-1 (Industrial)...315, part 317 & 319 S. Osage Street
C-2 (General Commercial)...part 317 S. Osage Street
- 2009 - Present: I-1 (Industrial)...315, part 317 & 319 S. Osage Street
C-2 (General Commercial)...part 317 S. Osage Street

Property History:

Adam Sheffield purchased the properties located at 315, 317 and 319 S Osage approximately twenty years ago. Prior to this, 317 S Osage in particular, was used by an electrical supplier and a laundry mat. Further, the residences were already in use.

Mr. Sheffield purchased the site to advance his concept of “property therapy” (mentoring people how to take care of things spiritually, do crafts and learn vocations and life skills). This ministry partnered with the Spirit Life Church. The ministry, in addition to teaching life skills, would host social events and encourage church fellowship. It also involved teaching music and preparing pre-recorded radio programs. In short, its mission was to advance public awareness and engage in advocacy for “property therapy.”

Proposal:

Adam Sheffield requests a change in zoning to permit replatting to eliminate setback requirements that prevent him from building a roof for a patio serving the existing structure at 317 and part of 315 S. Osage Street. The lot containing this proposed roof (at 315 S. Osage Street) is zoned I-1 (Industrial). The building it connects to is L-shaped and sets on both lots. The property at 317 S. Osage Street is zoned I-1 (Industrial) and C-2 (General Commercial).

Replatting 315, 317, and 319 S. Osage into a single property would result in two separate zoning classifications on one lot. Rezoning the property to R-30/PUD (High-Density Residential/Planned Unit Development) would accomplish two objectives:

1. Establish a single zoning designation for the entire lot.
2. Ensure that the residential uses (and limited nonresidential uses) on the property are conforming.

Physical Characteristics of Property:

The properties are an eclectic mix of structures and surfaces. The northern two lots both contain pre-World War II residential structures. A driveway passes on the north side of the northern house opening up to a broad parking surface in the rear and containing a garage. The lot to the south, contains a house that at some point had a two-story commercial and residential addition added to the rear. The southernmost of the three lots, 319 S. Osage Street, has a paved parking surface.

Characteristics of the Area:

The area is a mix of residential, commercial and industrial uses. Across the street lie three pre-World War II residential structures. The Northern use is a duplex and the other three are single-family homes. One residence lies to the north, but otherwise office uses lie beyond. A single-family home lies immediately south of the parking lot. To the east lies a nonconforming storage/parking lot, also owned by the applicant, and a commercial building.

ANALYSIS**Consistency with *Independence for All*, Strategic Plan:**

One objective of the Independence for All Strategic Plan is to ‘improve housing affordability.’ Although this application does not result in the construction of new housing units, it does request to preserve the units currently on the tracts.

Comprehensive Plan Tools and Policies for the Current Designation:

This site, along with all the properties in the vicinity, is designated for ‘Mixed Use’ by the City’s Comprehensive Plan. The related, ‘Tool and Policy,’ would be to, “Encourage locating housing near existing and developing centers of economic activity”.

Sub-Area Plans:

The property is located in the, ‘Downtown Redevelopment Area,’ plan area; but not in the ‘Reshaping the Square Plan,’ area.

Zoning:

As noted previously, this site has had industrial zoning since at least 1965 and commercial zoning since 2001. Permitted C-2 (General Commercial) uses include retail, office, restaurants, banks, business and personal improvement services, hotels, construction services, daycare centers, nursing homes, government facilities, churches, employment agencies, funeral and interment services, schools, colleges and universities, veterinary and animal boarding services, sports and entertainment facilities, medical services, repair services and crop agriculture. Permitted I-1 (Industrial) uses include utilities and services, construction services, offices, gasoline/fuel sales, heavy equipment sales/service, manufacturing, warehousing, warehousing, and recycling services. The proposed R-30/PUD (High Density Residential/Planned Unit Development) zoning classification would allow for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions).

Parking and Driving Surface:

The existing legal nonconforming, driving and parking surfaces are not being expanded or changed. There is a driveway that passes on the north side of the northern house opening up to a broad parking surface at the rear of the property that also contains a garage.

The parking lot on the south lot contains 16 parking spaces. The cross-hatched area for the wheel-chair-access to the van-accessible parking space should be 9 feet wide. The parking lot will need to be restriped and resigned with proper labeling and signage for fines.

Proposed Patio Cover:

The existing elevations and building footprints are not being expanded or changed. The applicant is proposing to cover a patio abutting the property line between 317 and 319 S. Osage Street. It will be sited in the crux of the L-shaped commercial building that sits on both lots located at 317 and 319 S. Osage Street.

Historic and Archeological Sites:

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

Public Utilities:

Water, sanitary sewer, and electrical services are connected to structures on this property.

Floodplain/Stream Buffer:

This property is not in a federally identified flood zone or city designated Stream Buffer zone.

Landscaping/Screening:

With no new construction, except for the proposed roof for the patio, no new landscaping or buffering will be required.

CIP Investments:

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

REVIEW CRITERIA

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

1. **The consistency with the Comprehensive Plan.**
The City's Comprehensive Plan envisions, "Mixed Uses," uses in this area.
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
This type of application is not expressly addressed in this section as it is not a new development.
3. **The nature and extent of Common Open Space in the PUD.**
What little open space area indicated by this application is not, "common space," but just front lawn area.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
There is no real, "common space," provided with this application, the applicant owns the entire property.
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
There is no real, "common space," space provided with this application.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
The existing structures create no adverse effect to traffic or the street network in the vicinity of the project. No changes to the existing site layout is proposed. This rezoning is a mechanism to resolve the nonconforming issue but isn't planning for land development.

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**
Since this property has existed for many years, if rezoned, it is not expected that adverse impacts would occur to neighboring properties.
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
The intent of the nonconforming section of the UDO is to place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties and to promote maintenance, reuse and rehabilitation of existing buildings.
9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**
The existing situation requires rezoning because I-1 and C-2 zonings are for industrial and commercial uses only and R-30/PUD zoning permits multiple unit residential uses as well as a limited number of non-residential uses. This rezoning is a mechanism to resolve the nonconforming issue.
10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
This property would continue to be under the same ownership.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Notification map
5. Mailing list
6. Mailing affidavit
7. Zoning/PUD Site Plan
8. Drawing 1
9. Drawing 2
10. Comprehensive Plan map
11. Zoning map

Why we need to change the zoning:

- Plans were approved to put a roof over portions of the existing patio except for zoning
- The lot containing this proposed roof is zoned I-1. The building it connects to is L-shaped and covers 2 lots with different zoning, I-1 & C-2.
- Connecting the new structure to the I-1 portion of the building to the east which is connected to the C-2 portion to the south, is legal non-conforming and therefore not problematic, but the UDO will not allow the addition to also connect to the C-2 portion of the existing building to the south with the existing zoning.
- Rick Arroyo suggested we create an R-30 PUD for the 2 lots, 315 & 317. Everything physical will remain unchanged including existing buildings, setbacks, utilities.
- The BOA can handle any other issues, except zoning.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input checked="" 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

Project Name: Covered Patio
 Project Address/Location: 315 S. Osage, Independence, MO 64050

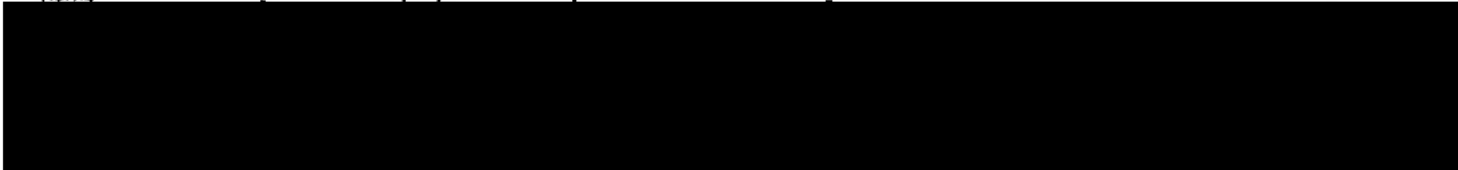
Sq. Ft. of Building <u>T-1 & C-2</u>	Acreage <u>R-30 PUD</u>	Number of Lots/Tracts	Stream Buffer (Yes or No)
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

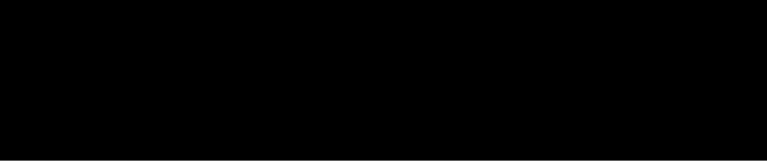
- | | |
|---|---|
| <input type="checkbox"/> Completed & Signed Application Form
<input type="checkbox"/> Application Fee
<input type="checkbox"/> Cover Letter Describing Details of Project | <input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev.
<input type="checkbox"/> One PDF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

Contact Information

Applicant <u>Adam Sheffield</u> Name Company	Owner <u>Adam Sheffield</u> Name Company
---	---



Architect/Engineer/Surveyor/Other: <u>Roy Brown, Architect & Associates</u> Name Company	Architect/Engineer/Surveyor/Other: Name Company
---	---



Address
 Phone Email

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

Adam Sheffield 11/26/25
 Applicant's Signature Date Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 12/26/25

Case No. 26-125-01

Dear Property Owner:

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

Proposed Case Type (Check One):

- Rezoning Rezoning/PUD Special Use Permit
 Preliminary Development Plan

Proposed project description: Rezone PUD from I-1

and C-2 to R-30/PUD

Applicant: Adam Sheffield

Location of Property: 315, 317, 319 S. Osage, Independence, MO.

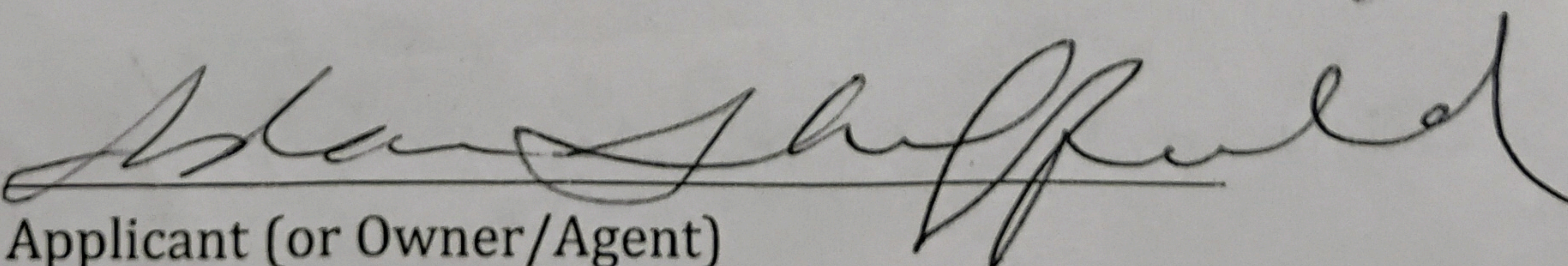
Planning Commission Meeting Date: January 13, 2026, at 6:00 p.m.

City Council Meeting Date: March 2, 2026, at 6:00 p.m.

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

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

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

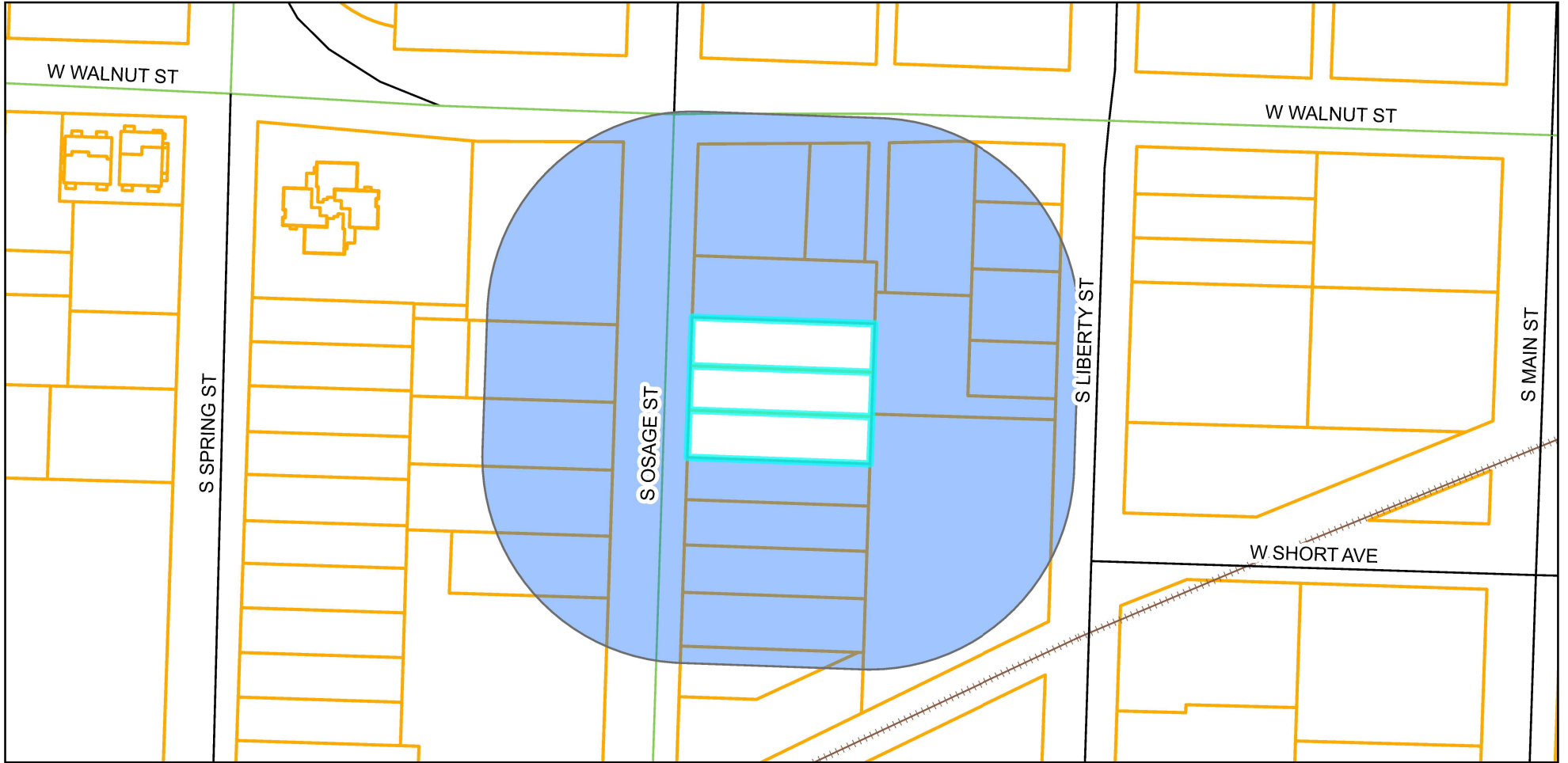

Applicant (or Owner/Agent)

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

Notification Area Map

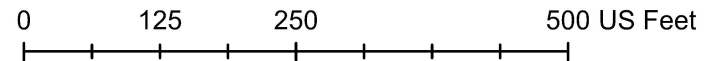
315 S Osage St

Case #26-125-01



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: January 13, 2026



Property Address	Property Owner	Owner Address	City	State	ZIP Code
233 W WALNUT ST	PHILLIPS MCELIGOTT EWAN & HALL	233 W WALNUT ST	INDEPENDENCE	MO	64050
300 S LIBERTY ST	EJC OFFICE BLDG LC	300 S LIBERTY ST	INDEPENDENCE	MO	64050
303 W WALNUT ST	JACKSON COUNTY MISSOURI	415 E 12 TH ST	KANSAS CITY	MO	64106
304 S LIBERTY ST APT 1	SB EQUITY MANAGEMENT LLC	304 S LIBERTY ST APT 1	INDEPENDENCE	MO	64050
308 S LIBERTY ST	ABEL ADRIENNE	2641 ELM ST	DENVER	CO	80207
311 S OSAGE ST	A1 ZION REALTY LLC	PO BOX 317	INDEPENDENCE	MO	64051
311 W KANSAS AVE	THREE TRAILS LAW BUILDING	233 W WALNUT ST	INDEPENDENCE	MO	64050
312 S LIBERTY ST	VILLATORO ANDREA	1300 WINDSOR ST	INDEPENDENCE	MO	64055
315 S OSAGE ST	SHEFFIELD ADAM	519 S OSAGE ST	INDEPENDENCE	MO	64050
316 S OSAGE ST	GHS INVESTMENT GROUP M3 SERIES LLC	288 E LIVE OAK AVE STE A	#123 ARCADIA	CA	91006
318 S LIBERTY ST	SKYCO LLC	PO BOX 317	INDEPENDENCE	MO	64051
318 S OSAGE ST	DAVIDSON JASON BRIAN	318 S OSAGE ST	INDEPENDENCE	MO	64050
319 S OSAGE ST	SHEFFIELD ADAM	519 S OSAGE ST	S OSAGE INDEPENDENCE	MO	64050
324 S OSAGE ST	YOUNG JAMES C & PATRICIA A	15700 E 2ND ST S	INDEPENDENCE	MO	64050
325 S OSAGE ST	SHEFFIELD ADAM	519 S OSAGE ST	S OSAGE INDEPENDENCE	MO	64050
404 S OSAGE ST	TAPIA HILARY	404 S OSAGE ST	INDEPENDENCE	MO	64050
405 S OSAGE ST	BURNWORTH ANTHONY D & MICHELE L - TRS	1873 SW 1225TH RD	GARDEN CITY	MO	64747
420 S OSAGE ST	TURKEY CREEK PROPERTIES LLC	300 N BRENT ST	SUGAR CREEK	MO	64054

Property Owner Notification Affidavit

STATE OF MISSOURI

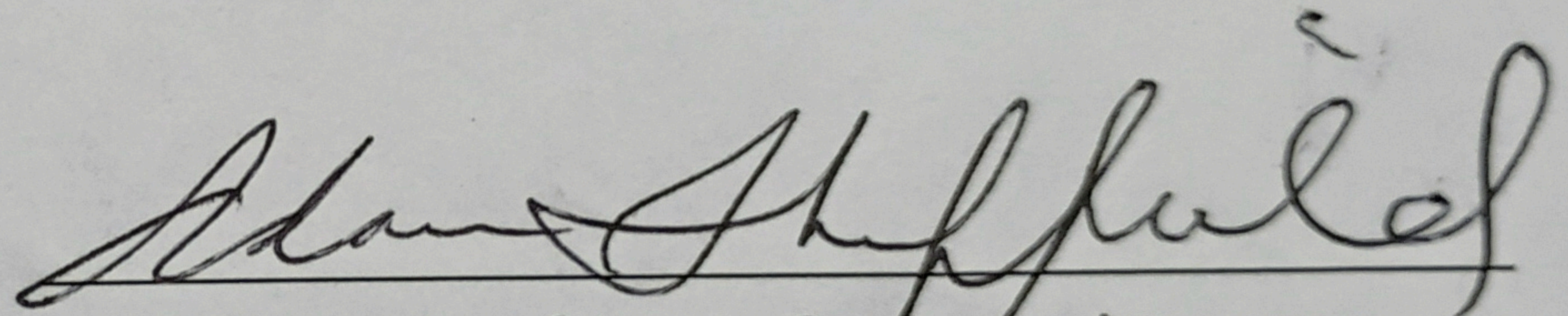
COUNTY OF JACKSON

Case No. 26-125-01

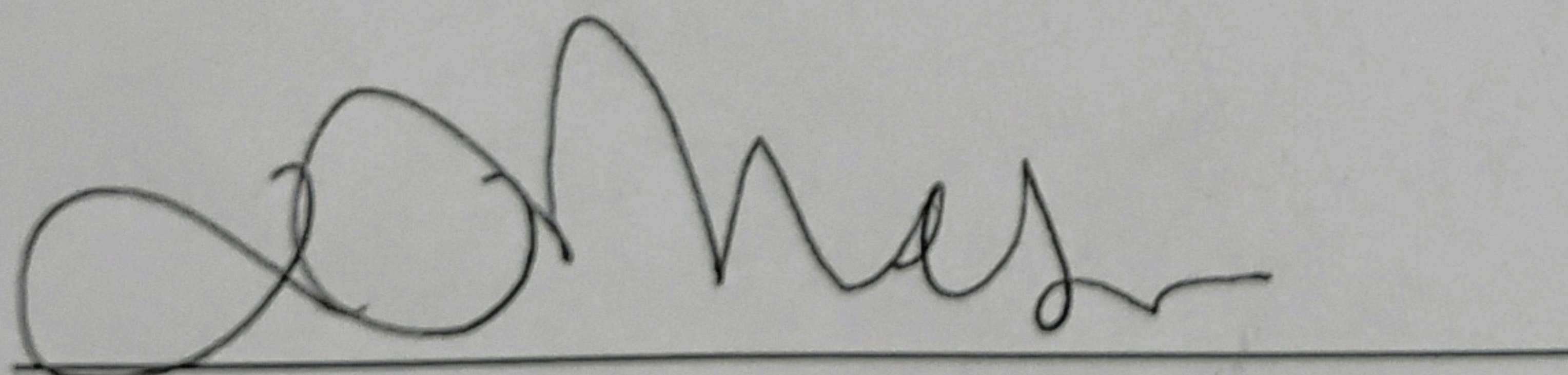
I, Adam Sheffield, of lawful age being first duly sworn upon oath, state:

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.**

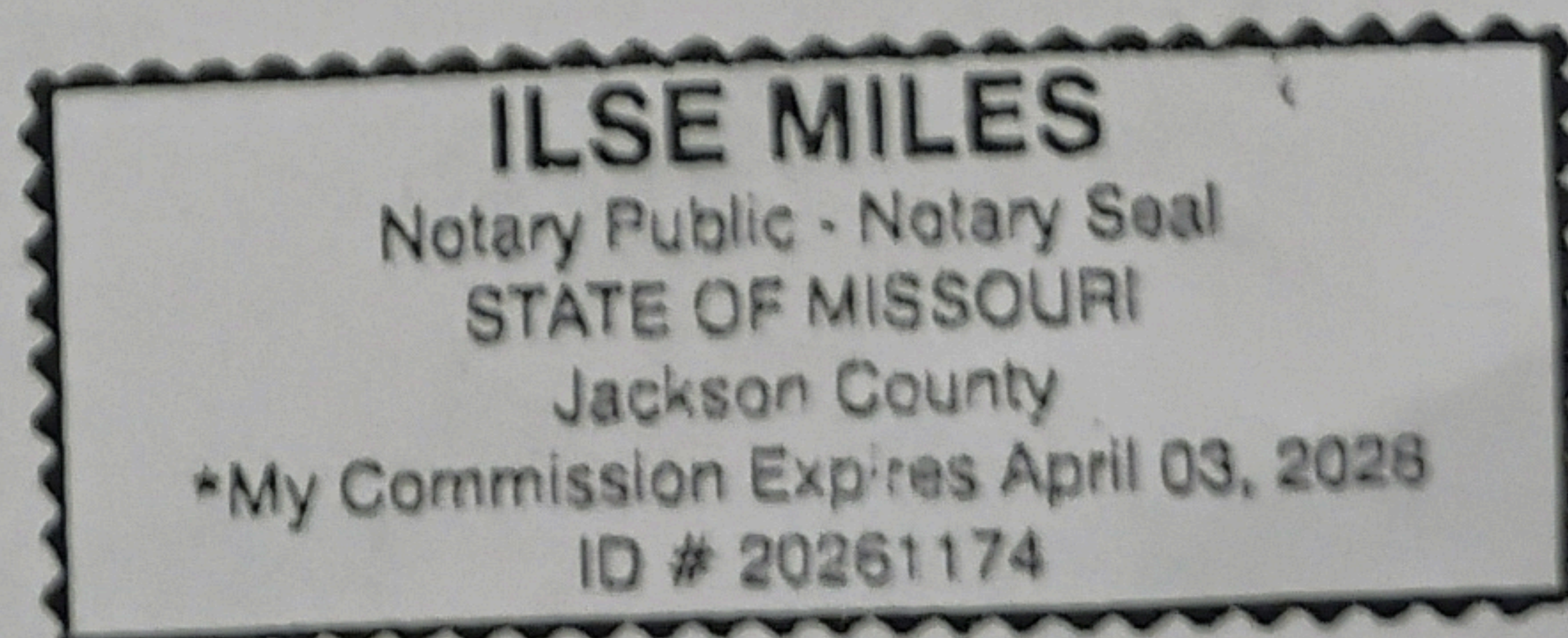
These notices were mailed on the 27 day of December, 2025.


Signature of Agent, Owner or Attorney

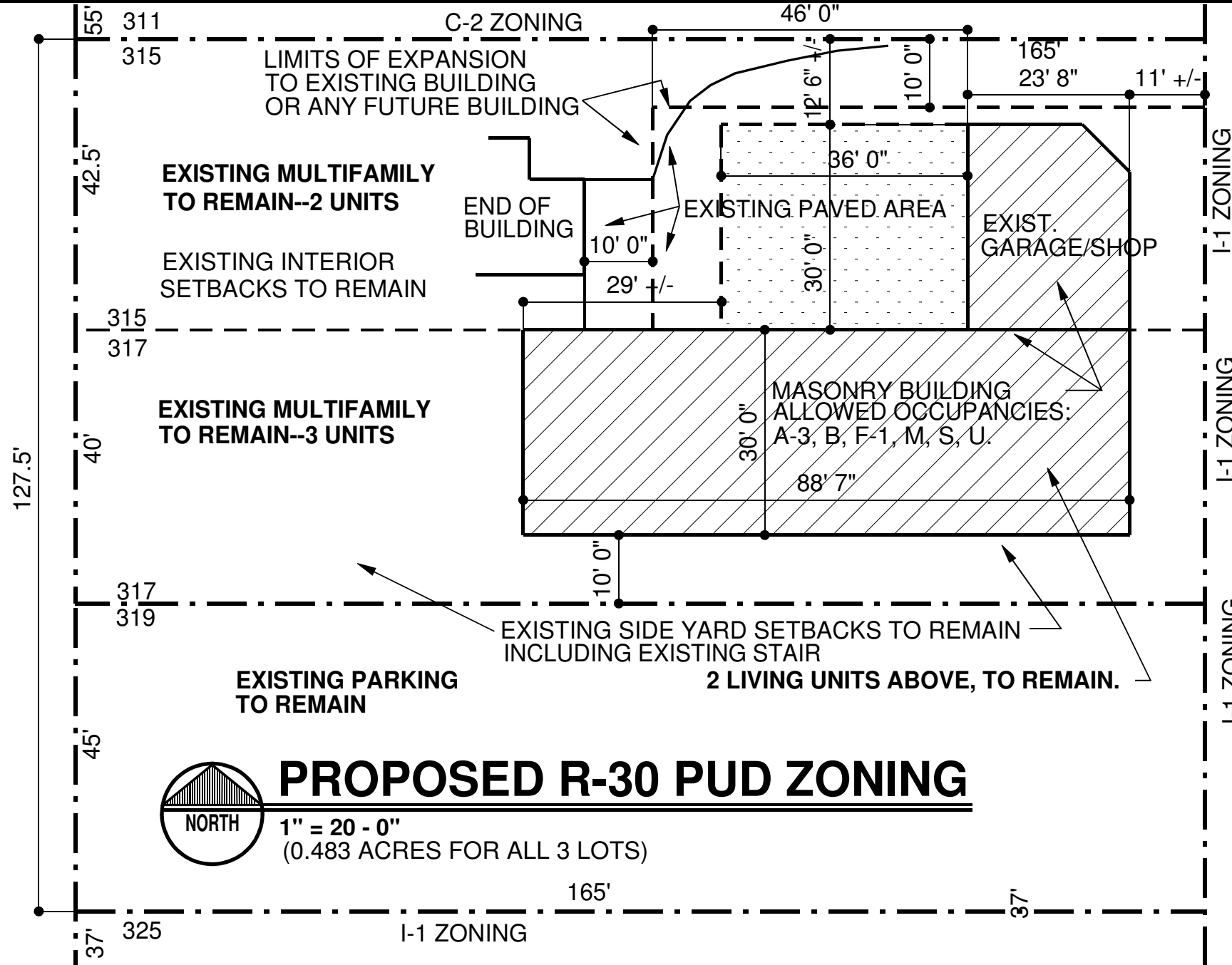
Subscribed and sworn to before me this 27 day of December, 2025.


Notary Public

April, 03 2028
Commission Expiration Date



S. OSAGE

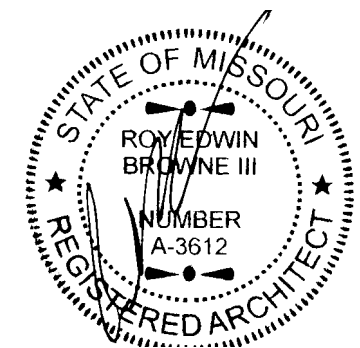


PROPOSED R-30 PUD ZONING

1" = 20 - 0"
(0.483 ACRES FOR ALL 3 LOTS)

Why we need to change the zoning:

1. Plans were approved to put a roof over portions of the existing patio except for zoning.
2. The lot containing this proposed roof is zoned I-1. The building it connects to is L-shaped and covers 2 lots with different zoning, I-1 & C-2.
3. Connecting the new structure to the I-1 portion of the building to the east, which is connected to the C-2 portion to the south, is legal non-conforming and therefore not problematic, but the UDO will not allow the addition to also connect to the C-2 portion of the existing building to the south with the existing zoning.
4. Connecting to the C-2 portion creates setback problems which could be handled by the BOA, but the BOA is not able to modify zoning.
5. Rick Arroyo suggested we create an R-30 PUD for the 2 lots, 315 & 317. Then Staff wanted to add 319. Everything physical will remain unchanged, including the existing buildings, drives & parking, setbacks, utilities, etc.



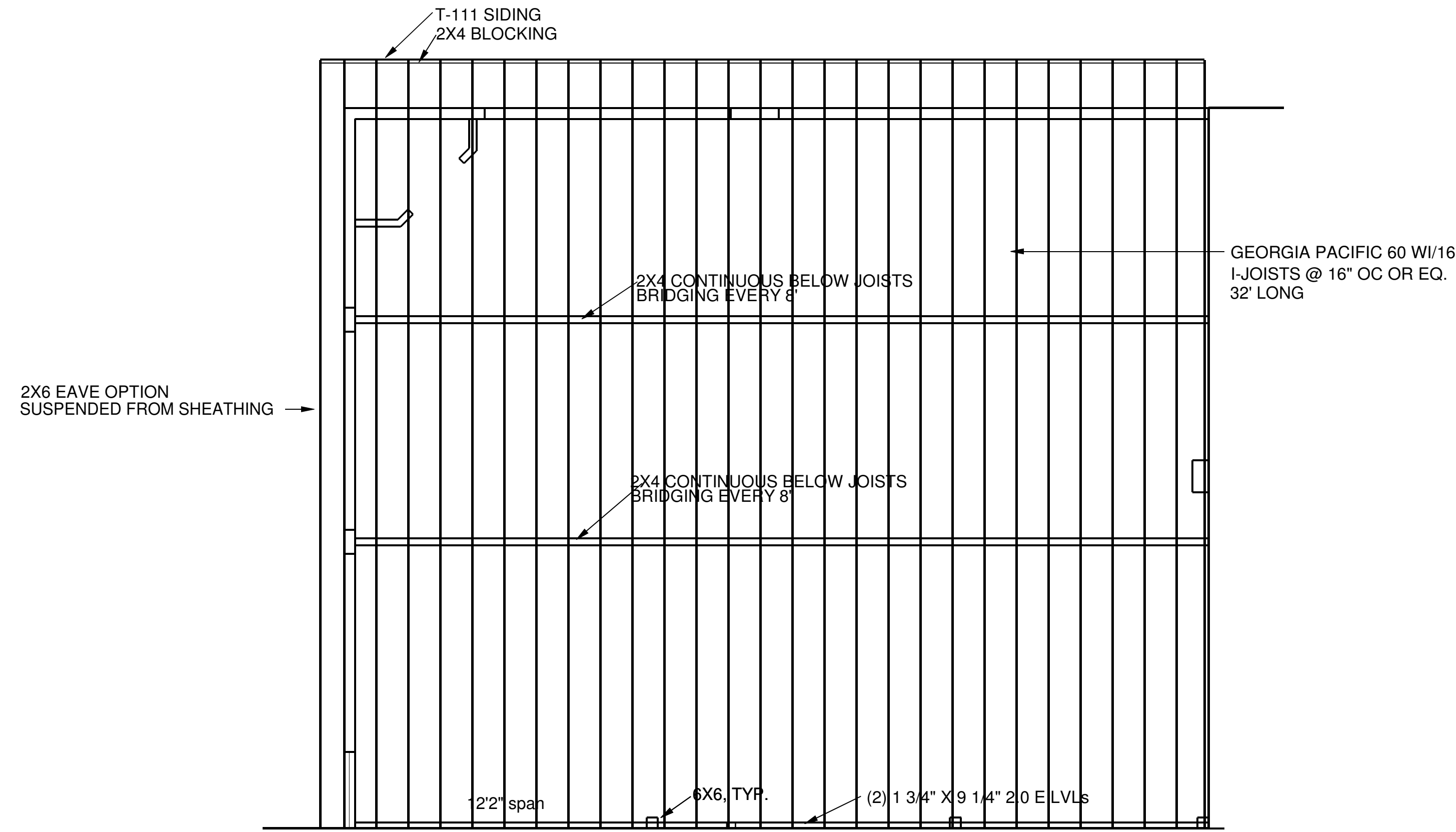
THE ARCHITECTS
ARCHITECTURE, PLANNING, ENGINEERING
ROY E. BROWNE, ARCHITECT & ASSOCIATES
24 OAK HILL CLUSTER/INDEPENDENCE, MO/64057

11/24/25
12/5/25
12/15/25

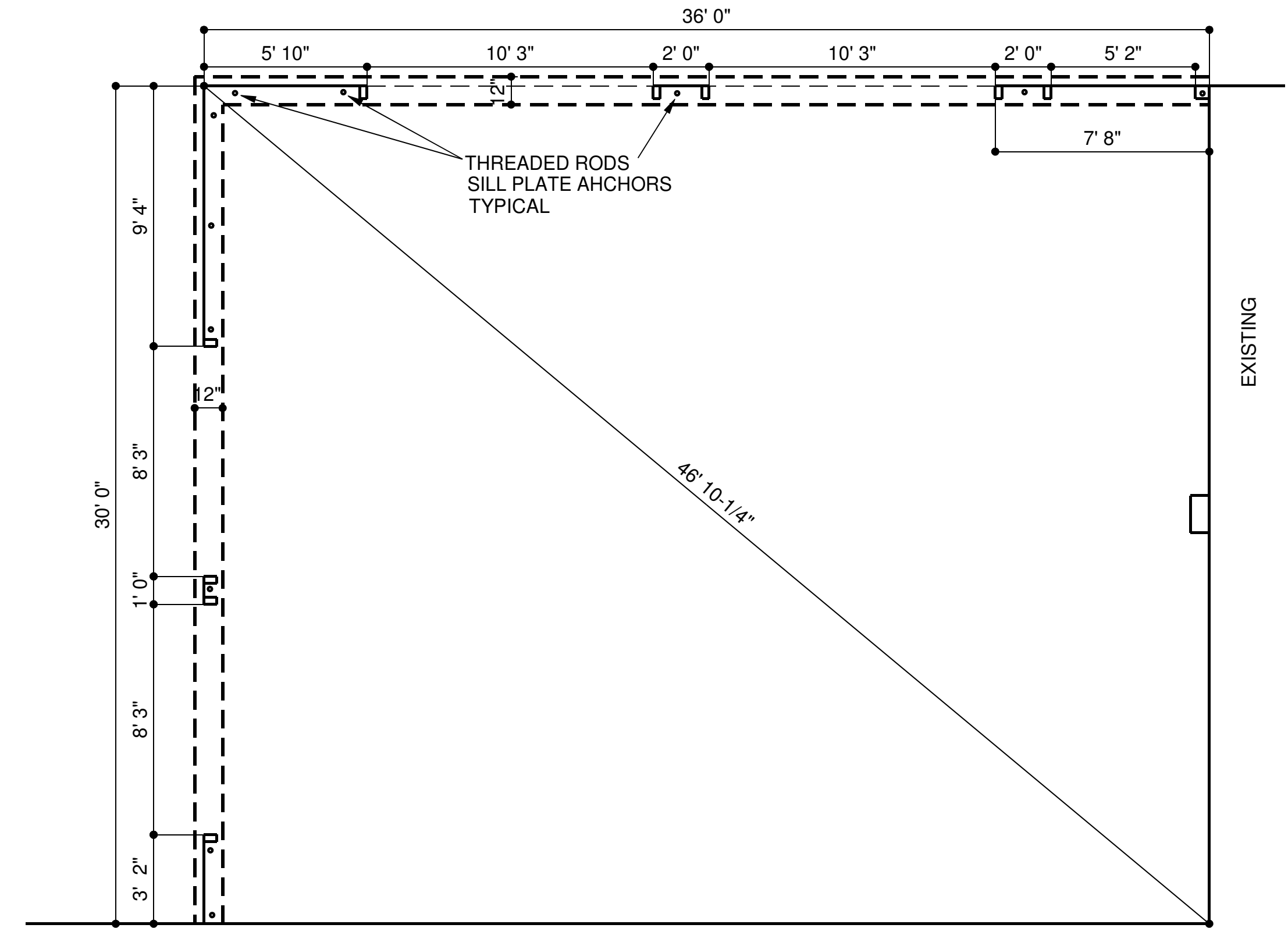
2

PRINT LEDGER SIZE (11X17)

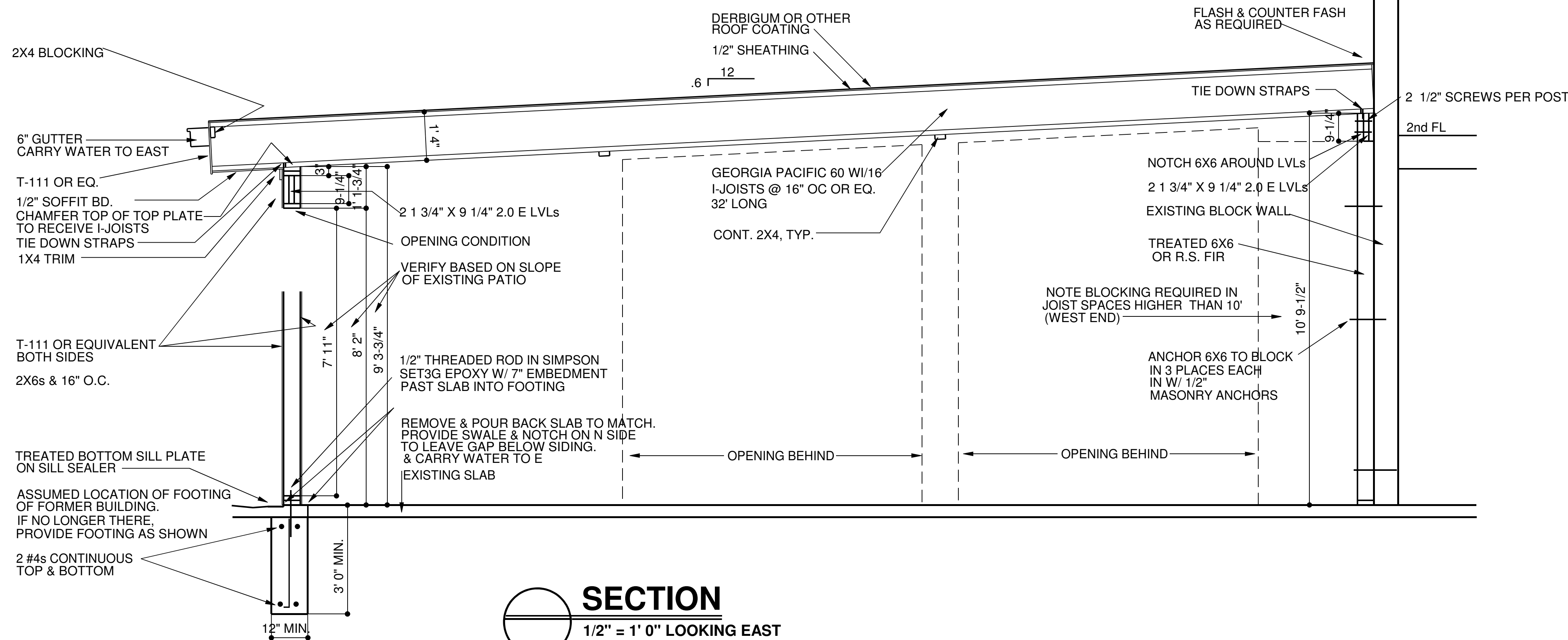
A PROPOSED ZONING CHANGE FOR:
AMERICAN HERITAGE CTR.
315-319 S OSAGE
INDEPENDENCE, MO



ROOF PLAN
NORTH
1/4" = 1' 0"



FOUNDATION PLAN
NORTH
1/4" = 1' 0"



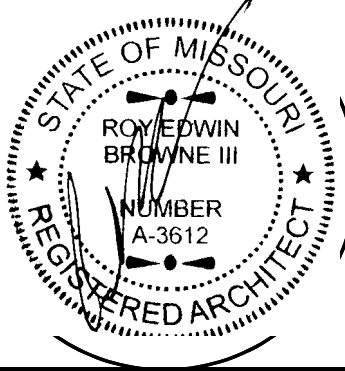
SECTION
1/2" = 1' 0" LOOKING EAST

CONCRETE NOTES

1. ALL FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUPPORTING 2,000 PSF WITHOUT UNDUE SETTLEMENT OR HEAVE.
2. THE BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF THREE FEET BELOW FINISHED GRADE.
3. ALL CONCRETE USED IN THE FOOTING TO BE 2500 PSI & SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS & SHALL MEET MCIB DESIGNATION 529-1-4.
4. ALL CONCRETE USED FOR SLABS SHALL BE AIR-ENTRAINED & HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS & SHALL MEET MCIB DESIGNATION A618-1-4.
5. ALL REINFORCING SHALL BE GRADE 40. REINFORCING SHALL BE CONTINUOUS AND LAPPED PER ACI318.
6. ALL MESH SHALL MEET ASTM A185. LAP A MINIMUM OF SIX INCHES.
7. ALL GROUT SHALL BE NON-SHRINK GROUT.
8. NO ALUMINUM SHALL BE PLACED IN CONCRETE.
9. ALL REBAR TO BE GRADE 40 OR BETTER.
10. FROST FTGS TO BE 12" WIDE & A MIN. OF 36" BELOW FIN. GRADE

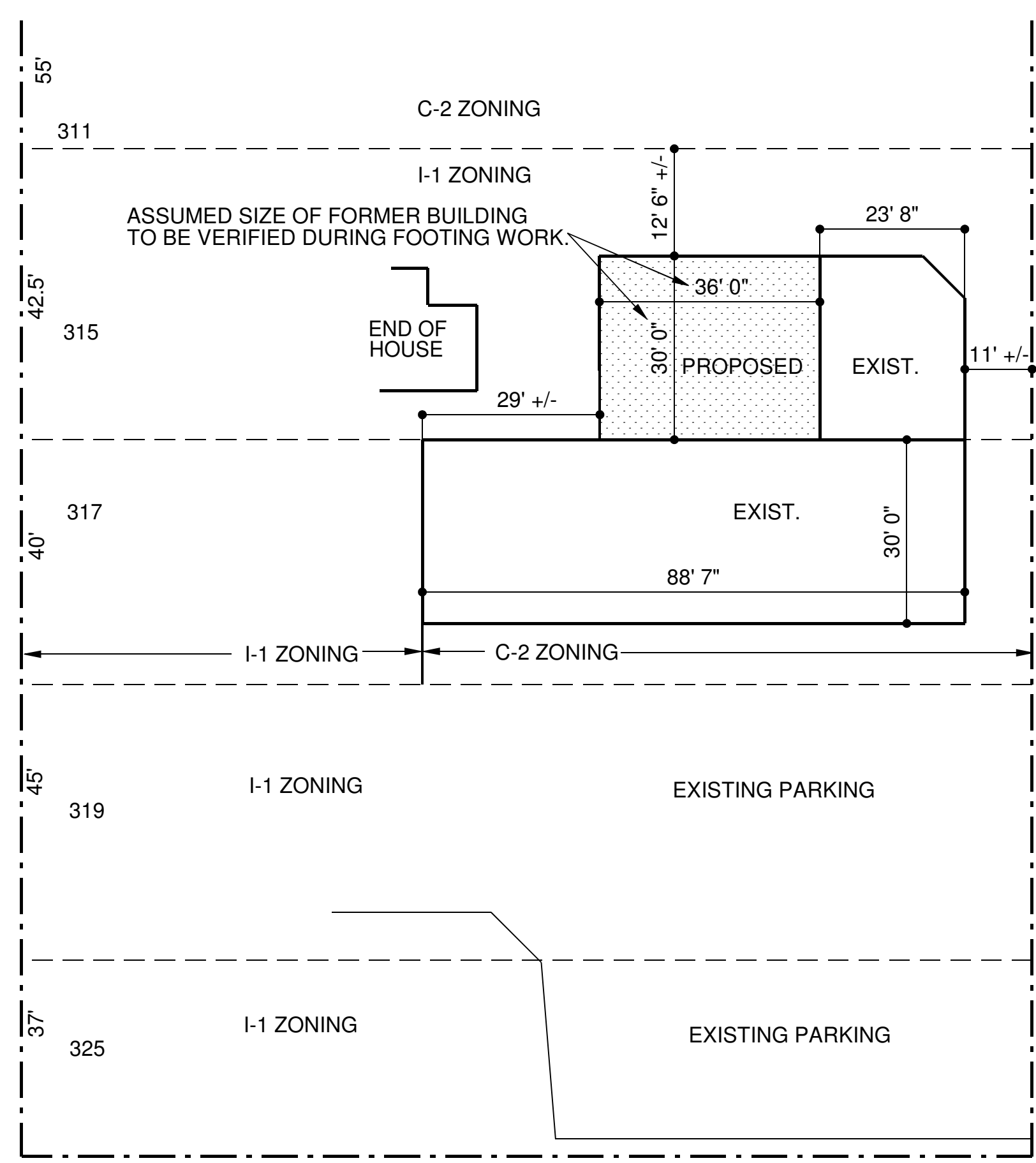
Sch
Pr 5/27/25
Rev
Rev
Rev 8/28/25
D/P 9/2/25
Rev

A COVERING FOR AN EXISTING PATIO FOR:
HERITAGE CENTER
315-319 SOUTH OSAGE
INDEPENDENCE, MO

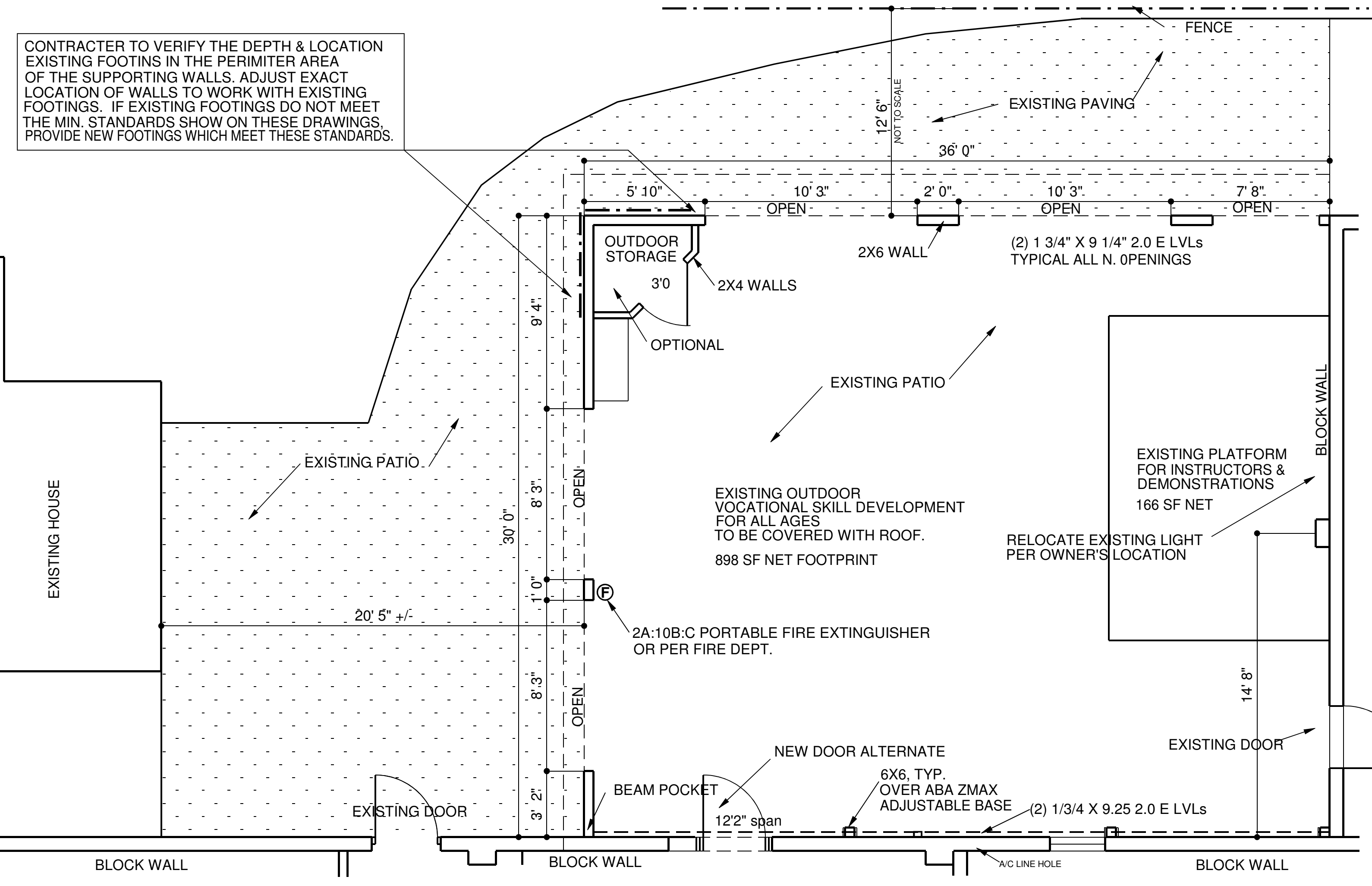


THE ARCHITECTS
ARCHITECTURE, PLANNING, ENGINEERING
ROY E. BROWNE, ARCHITECT & ASSOCIATES
24 OAK HILL CLUSTER/INDEPENDENCE, MO/64057

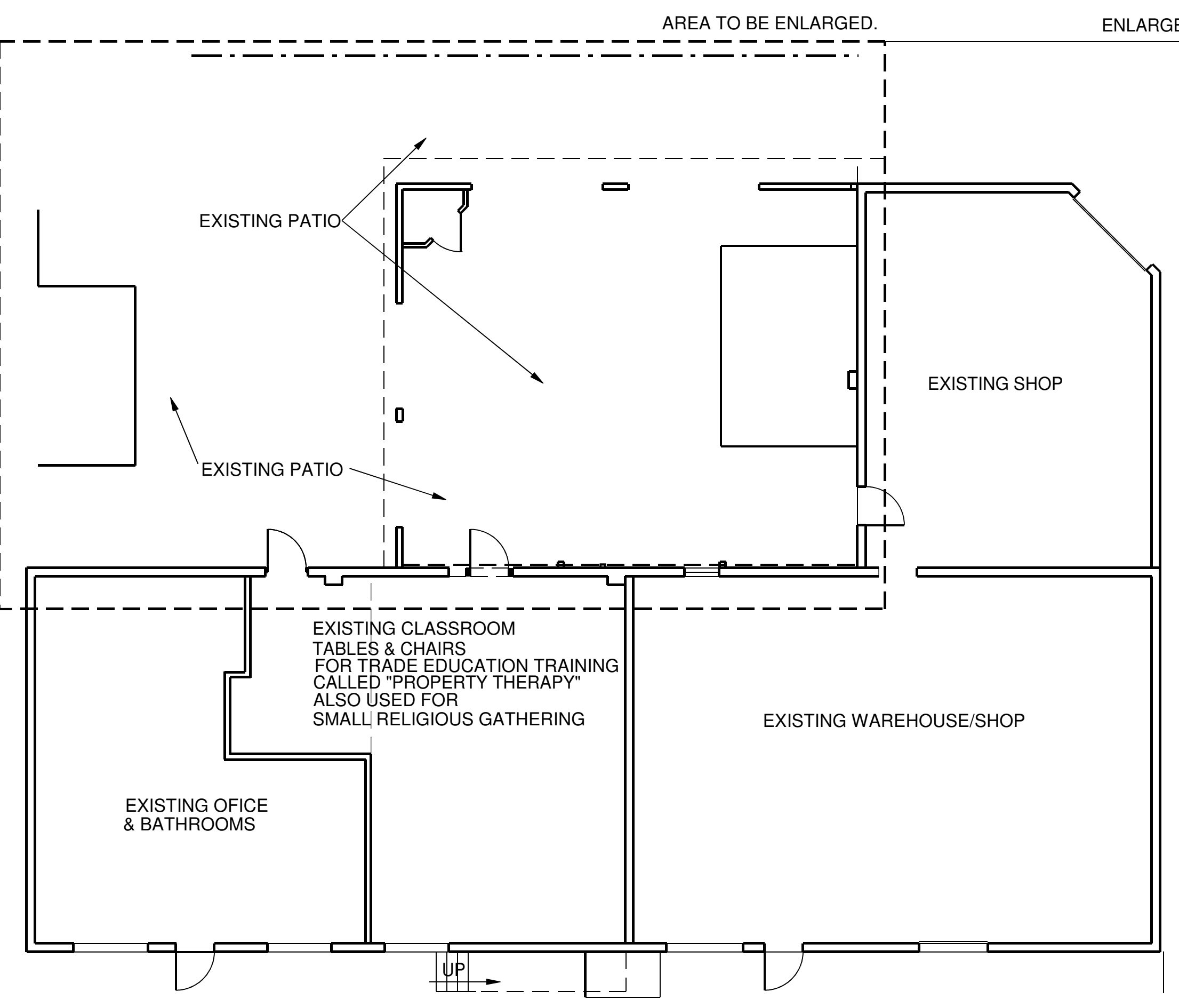
A-2



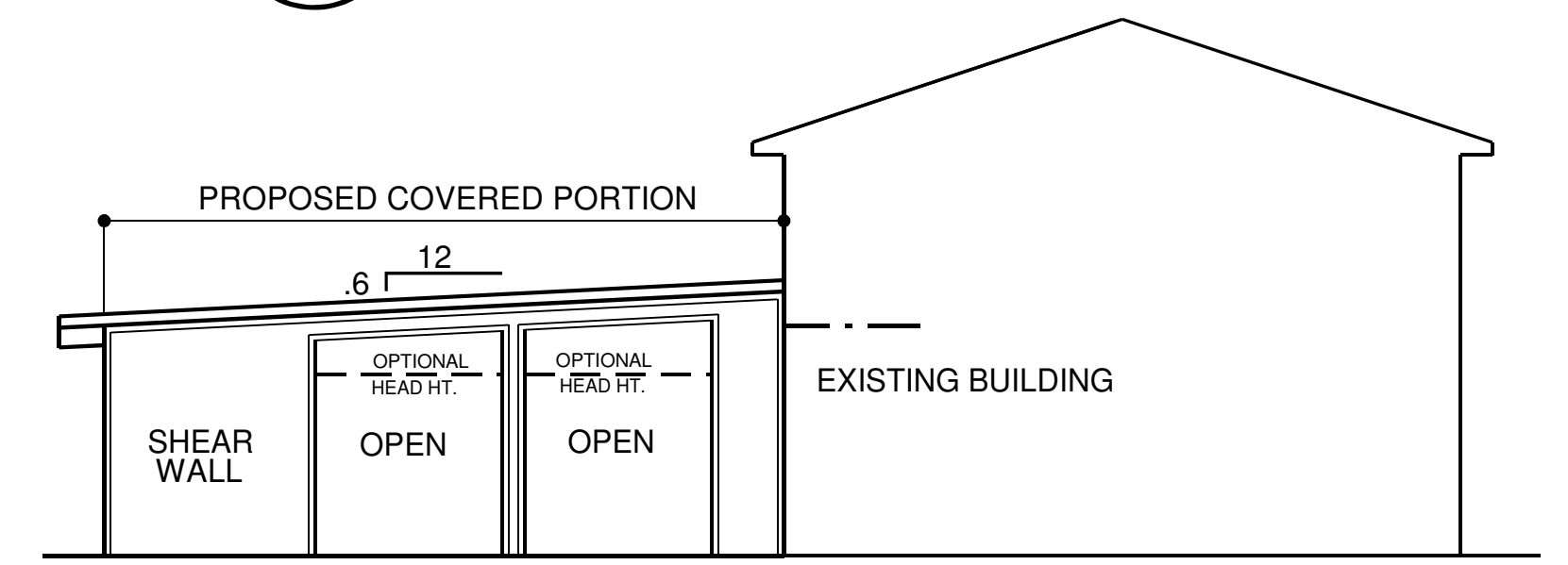
LOCATOR PLAN
 NORTH
 1" = 20' - 0"



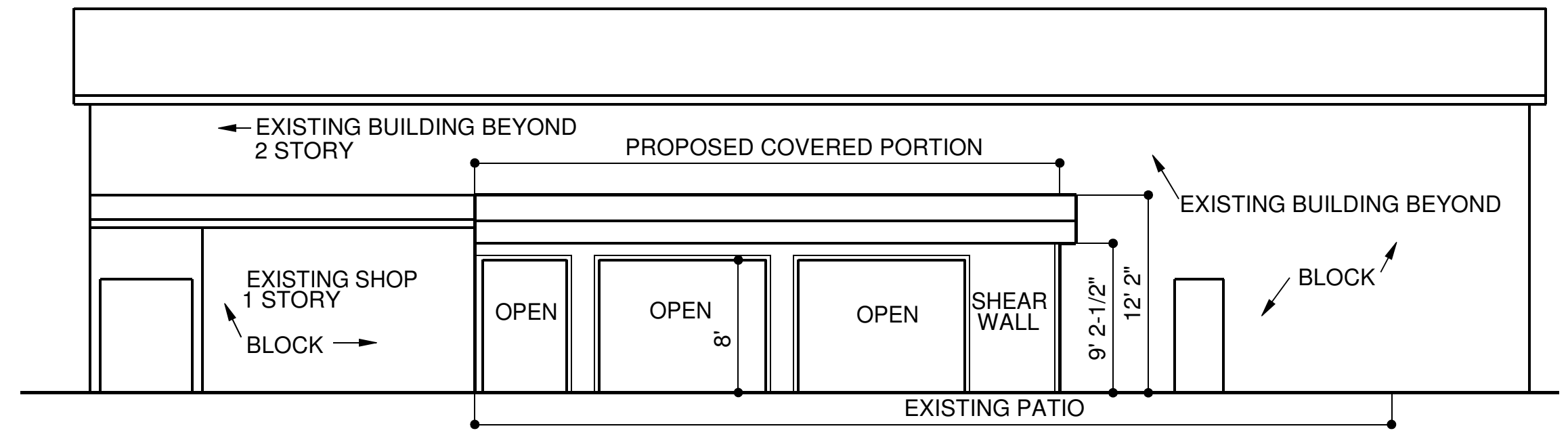
FLOOR PLAN
 NORTH
 1/4" = 1' 0"
 RELEVANT PORTIONS SHOWN



FLOOR PLAN
 NORTH
 1/8" = 1' 0" SHOWING OCCUPANCIES
 RELEVANT PORTIONS SHOWN



W ELEVATION
 1/8" = 1' 0"



N ELEVATION
 1/8" = 1' 0"

PROJECT SCOPE

TO ADD A ROOF OVER AN EXISTING CONCRETE PATIO WHICH IS BEING USED FOR TRAINING & VOCATIONAL SKILL DEVELOPMENT IN A RELIGIOUS CONTEXT OR SETTING. THE FOOTPRINT OF THE STRUCTURE SUPPORTING THE ROOF ONCE CONTAINED A BUILDING. THE OWNER OR CONTRACTOR MUST VERIFY THE EXISTING FOOTINGS. NEW FOOTINGS ARE SHOWN IN CASE THE OLD FOOTINGS ARE NOT IN PLACE OR ARE NOT ADEQUATE TO SUPPORT THE NEW ROOF STRUCTURE.

ZONING

THE EXISTING ZONING OF THE PATIO IS I-1, UNDER WHICH "RELIGIOUS ASSEMBLY" CONTINUES TO BE A PERMITTED USE PER TABLE 302-1. ANOTHER RELATED, PERMITTED USE, IS "BUSINESS SUPPORT SERVICES." ONE OF THE PURPOSES OF THIS ORGANIZATION IS TO SUPPORT PEOPLE & ASSIST THEM IN IMPROVING THEIR SKILLS IN BUSINESS AND VOCATION. PART OF THIS LOT CONTAINS A CONNECTED PORTION OF THE BUILDING TO THE SOUTH WHICH IS ZONED C-2.

PLAN NOTES

1. CONTRACTOR TO FOLLOW ALL APPLICABLE CODES & STANDARDS. CONTRACTOR TO CHECK ALL DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING.
2. THESE DRAWINGS ARE PRIMARILY FOR PERMIT & REQUIRE USE BY LICENSED & EXPERIENCED CONTRACTORS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE PROJECT.
4. CONTRACTOR TO VERIFY ALL SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING UTILITY LINES PRIOR TO COMMENCING EXTERIOR WORK.
5. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, COUNTY AND FEDERAL CODES REGARDING CONSTRUCTION OF THESE PLANS.
6. PLANS ARE DESIGNED AND ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE TO THE 2024 INTERNATIONAL BUILDING CODE & THE 2024 INTERNATIONAL FIRE CODE. THE 2023 NATIONAL ELECTRICAL CODE MUST BE FOLLOWED IF LIGHTS OR OUTLETS ARE ADDED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INSURE COMPLIANCE WITH THESE REGULATIONS.

LUMBER NOTES

LUMBER TO BE #2 DOUGLAS FIR/LARCH. EXCEPT AS NOTED. GRADE MARK SHALL COMPLY WITH DOC PS 20

BRACED WALL NOTES

SHEATHING METHOD WHERE PARTIAL WALLS ARE PROPOSED TO BE WSP. EXTERIOR WALL SHEATHING TO BE EXTERIOR SIDING AS NOTED. 7/16 INCH T-111 SHEATHING OR EQ. NAILED W/ 6d (2") @ 6" O.C. EDGES PROVIDE 6d NAILS @ 12" O.C. IN INTERIOR AREAS OF SHEATHING. STUDS SPACED @ 16" O.C. SILLS NAILED W/ 16d @ 8" O.C. SHOWN THUS:

PARKING

NO INCREASE IS BEING MADE TO THE EXISTING OCCUPANCY, AS THE PATIO, THOUGH PROPOSED TO BE COVERED, WILL CONTINUE TO FUNCTION AS AN AREA USED IN THE SAME MANNER AS IT HAS BEEN FOR YEARS.

STORM WATER DETENTION

THERE WILL BE NO INCREASE IN IMPERVIOUS SUFACE AREA. THE ENTIRE AREA TO BE COVERED IS A CONCRETE SLAB.

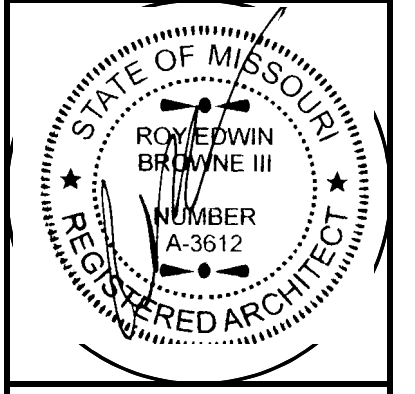
CODE ANALYSIS

OCCUPANCY GROUP: 304.1 BUSINESS GROUP B & S-1.
 304.1 Business Group B
Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy)
 CONSTRUCTION TYPE: V-B.
 EXISTING BUILDING 1st FL: 1,400 SF B; 1940 SF S-1
 2,658 SF SECOND FLOOR OFFICE B
 FROM TABLE 504.4, TYPE V-B, 2 STORIES ALLOWED.
 S-1, IS ON 1st FL, ONE FLOOR ONLY ALLOWED, OK.
 EXISTING TOTAL 5,998
 B & S-1 1st FLOOR TOTAL, NON SPRINKLERED TYPE V-B UP TO 9,000 SF ALLOWED.
 FROM TABLE 508.2, TYPE V-B, NON SPRINKLERED, MAX 9,000 SF.
 FROM TABLE 508.4, NO SEPARATION REQUIRED BETWEEN B & S-1.
 1,030 SF ADDITION. (WE ARE TREATING THE COVERED PATIO AS IF IT WERE AN ENCLOSED BUILDING).
 NEW TOTAL BOTH FLOORS, 7,028 SF--15% INCREASE
 COVERED AREA ADDITION:
 FROM TABLE 1004.5, VOCATIONAL AREAS, NET 50 SF/ PERSON, 898/50 = 18.
 EXISTING PLATFORM, 166 SF/15 = 11.
 OCCUPANCY OF ADDITION = 29. NOT A SEPARATE FIRE AREA.
 PATIO IS NOT USED FOR SEPARATE FUNCTIONS CONCURRENT WITH EXISTING BUILDING. THIS WILL CONTINUE.
 NOTE: PATIO EXISTS & IS CURRENTLY BEING USED. THIS ROOF STRUCTURE IS NOT DESIGNED TO INCREASE THE CURRENT PATIO OCCUPANCY.

REVISIONS SHOWN THUS:
 []

Sch	Pr 5/27/25
Rev	
Rev	Rev 8/28/25
Rev	D/P 9/2/25
Rev	

A COVERING FOR AN EXISTING PATIO FOR:
HERITAGE CENTER
 315-319 SOUTH OSAGE
 INDEPENDENCE, MO



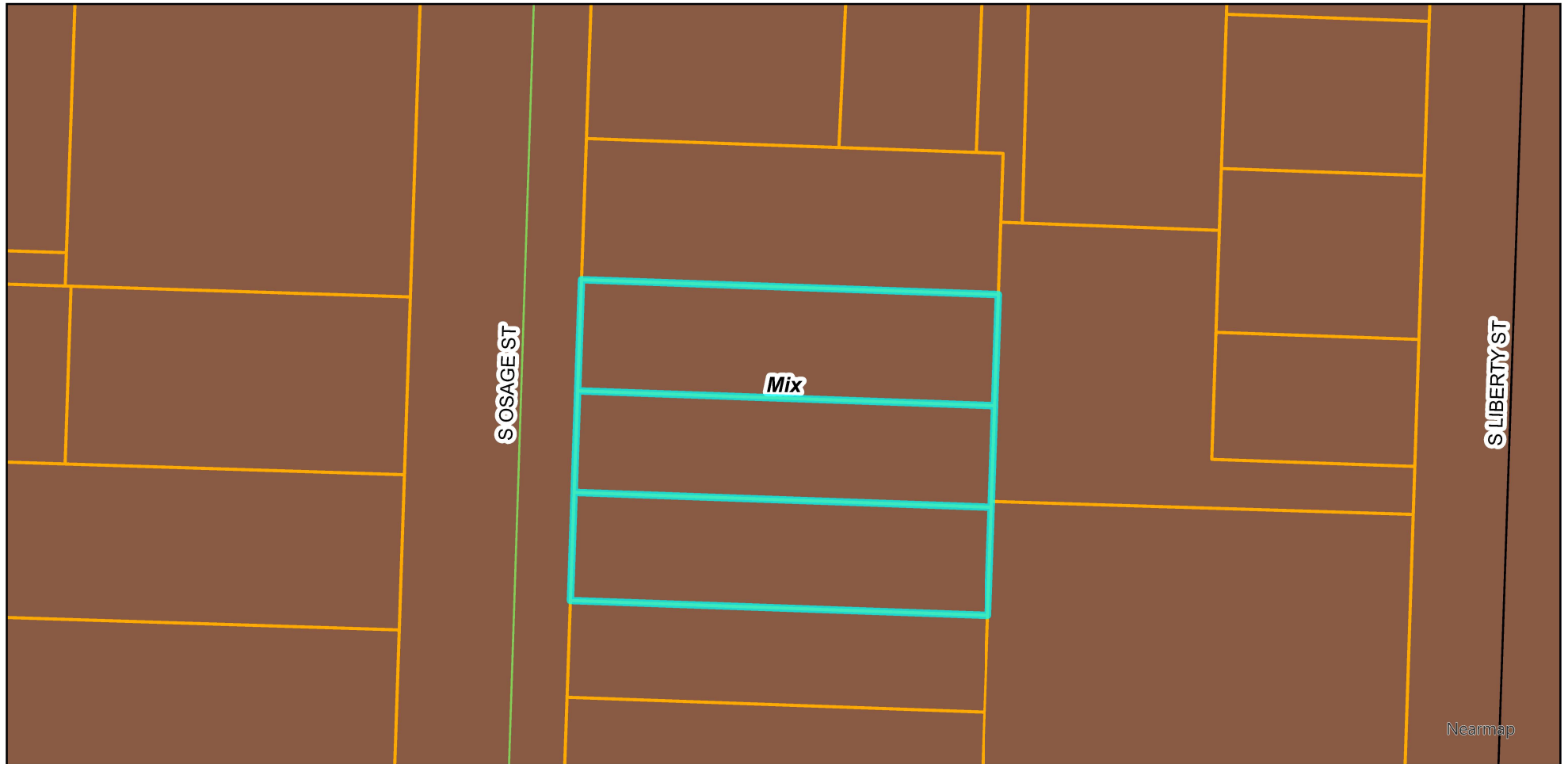
THE ARCHITECTS
ARCHITECTURE, PLANNING, ENGINEERING
ROY E. BROWNE, ARCHITECT & ASSOCIATES
 24 OAK HILL CLUSTER/INDEPENDENCE, MO/64057

A-1

Comprehensive Plan

315 S Osage St

Case #26-125-01



Legend

 Parcels

Comprehensive
Plan

 Mixed Use

0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: January 13, 2026



Zoning Map

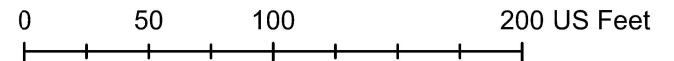
315 S Osage St

Case #26-125-01



Legend

- Parcels
- Zoning District C-2
- Zoning District R-12
- Zoning District I-1
- Zoning District R-30/PUD
- Zoning District R-6



Prepared For: Planning Commission
Meeting Date: January 13, 2026



MEETING DATE: January 13, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 14901 E 40th St S – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-15 – Short-Term Rental – 14901 E. 40th St S** – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 14901 E 40th St S

APPLICANT: Hannah and Timothy Mullins

APPLICANT ADDRESS: 16000 E 25th St S, Independence, Mo 64055

PROPERTY OWNER/RESPONSIBLE AGENT: Hannah Mullins

OWNER ADDRESS: 16000 E 25th St S, Independence, Mo 64055

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

SURROUNDING ZONINGS/LAND USES:

N: R-6 (Single-Family Residential) / Single-Family

S: R-6 (Single-Family Residential) / Single-Family

E: R-6 (Single-Family Residential) / Single-Family

W: R-6 (Single-Family Residential) / Single-Family

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed December 18, 2025
- Notification signs were posted on the property December 26, 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 six (6) 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 14901 E 40th St S

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

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 subject site was annexed into the City of Independence in 1960 as an unplatted tract of land. Subsequently, the Stewart Heights East subdivision would be recorded with Jackson County in 1965, the subject site being lot 349 of said subdivision. Stewart Heights East subdivision was recorded the same year the city adopted the Zoning Ordinance and was assigned a zoning classification of R-1 (Single-Family Residential). Since that time, the property has maintained a single-family residential zoning classification.

County records indicate the applicant obtained ownership of the property in 2022. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

Lot 349 of the Stewart Heights East subdivision is ±8,575 ft² in size. County records indicate the dwelling was constructed in 1965. Real estate records indicate the dwelling contains ±1,799 ft² of living area. The front façade is composed of brick. The dwelling consists of a main story and garage/basement. All three bedrooms are located on the main level.

Characteristics of the Area:

The subject site is located one block Southeast of the Phelps Road and 39th Street intersection. The Stewarts Height East subdivision was recorded in two phases, from 1964 to 1965. The neighborhood consists of residences of similar age, character, and design.

Parking:

The subject site is supplied with a double-wide driveway, providing enough parking area for up to two (2) vehicles. Street parking is available in front of the residence for one (1) additional vehicle. The subject site has three (3) total available parking spaces, meeting the City's parking requirements for short-term rentals.

Unruly Guest/Security:

The applicant has provided a comprehensive noise management plan, including intentions to install a noise monitoring device. Prior to the approval of this short-term rental, posting of good neighborhood guidelines and installation of a noise monitoring device will need to be confirmed by city staff.

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. Refuse is collected on a weekly basis.
- **Property listing** - The property will be listed on AirBNB, along with other major booking platforms not specified at the time of application.
- **Business operations/security** – The applicant/property owner will serve as the responsible agent and property manager.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per city code requirements.
- **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

There are no other licensed Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

EXHIBITS

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

14901 E 40Th St S Independence MO 64055

STR License

Pc

License holder

Hannah Mullins

> Collapse details

Pc

Send license

Edit

Property Address

14901 E 40TH ST S INDEPENDENCE MO 64055

Parcel Number

33130041300000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name	Last Name	Phone Number	Email
Hannah	Mullins	[REDACTED]	[REDACTED]

Mailing Address

[REDACTED]

Property Owner(s)

Property Owner #1

First Name	Last Name	Phone Number	Email
Hannah	Mullins	[REDACTED]	[REDACTED]

Mailing Address
[REDACTED]

Property Owner #2

First Name	Last Name	Phone Number	Email
Timothy	Mullins	[REDACTED]	[REDACTED]

Mailing Address
[REDACTED]

Property Manager

First Name	Last Name	Phone Number	Email
Hannah	Mullins	[REDACTED]	[REDACTED]

Mailing Address
[REDACTED]

Responsible Agent

First Name	Last Name	Phone Number	Email
Hannah	Mullins	[REDACTED]	[REDACTED]

Mailing Address
[REDACTED]

Verification Documents

Floor Plan	Evacuation Plan
floor_plan_2025-04-16-000114.pdf	fire_safety_2025-04-16-000114.pdf

Parking Plan
[parking_spaces_2025-04-16-000114.pdf](#)

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: 

Noise Management Plan Property Address: 14901 E 40th St S Independence MO 64055 Owner/ Host Contact: Hannah Mullins 816-226-9179 Purpose This Noise Management Plan is designed to support a peaceful and respectful environment for neighbors, in accordance with the local Good Neighbor Guide. It outlines the steps taken to monitor and reduce excessive noise while informing guests of their responsibilities during their stay. Guest Noise Expectations To ensure the comfort and peace of our neighbors: Quiet Hours: Strictly observed from 10:00 PM to 8:00 AM daily. Please keep voices, music, and all outdoor activities at a minimum during these hours. Outdoor Gatherings: Use outdoor areas responsibly and avoid loud conversations or music that may disturb the neighborhood. Parties and Events: Absolutely no parties, large gatherings, or events are allowed. This is a residential property and is not permitted for commercial or celebratory use. Speakers & Music: No excessive volume when using external speakers or amplified sound outside. Noise Monitoring & Security Devices To proactively manage noise and ensure compliance: Exterior Security Cameras: Installed at all exterior entrances and common outdoor areas. These are for security and occupancy verification only. No cameras are placed in any private or interior spaces. Interior Noise Monitoring Devices: Discreet decibel monitoring devices (e.g., Minut or NoiseAware) are installed in common areas. These do not record conversations but will alert us if noise exceeds acceptable levels for extended periods. This helps us notify guests in real-time before any issues arise. Responsive Communication: If a noise alert is triggered or we receive a complaint, we will contact guests immediately to resolve the issue quickly. Repeated violations may result in early termination of the stay without refund.

Please provide your Trash Disposal & Collection Plan:



Trash is collected by Teds Trash. The Trashcan is to be placed at the end of the driveway by Wednesday night. Trash will be picked up Thursday morning between 5 am and 8 am.

Please provide all platforms that you plan to advertise on.



Airbnb etc.

Possible Violations

We found no violations for this property

Add Note

Notes



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: December 22, 2025

Case Number: 25-400-15

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: 14901 E 40th St S

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Hannah and Timothy Mullins

Phone: [REDACTED]

E-Mail: [REDACTED]

Planning Commission Meeting Date: January 13, 2026 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 Glaser

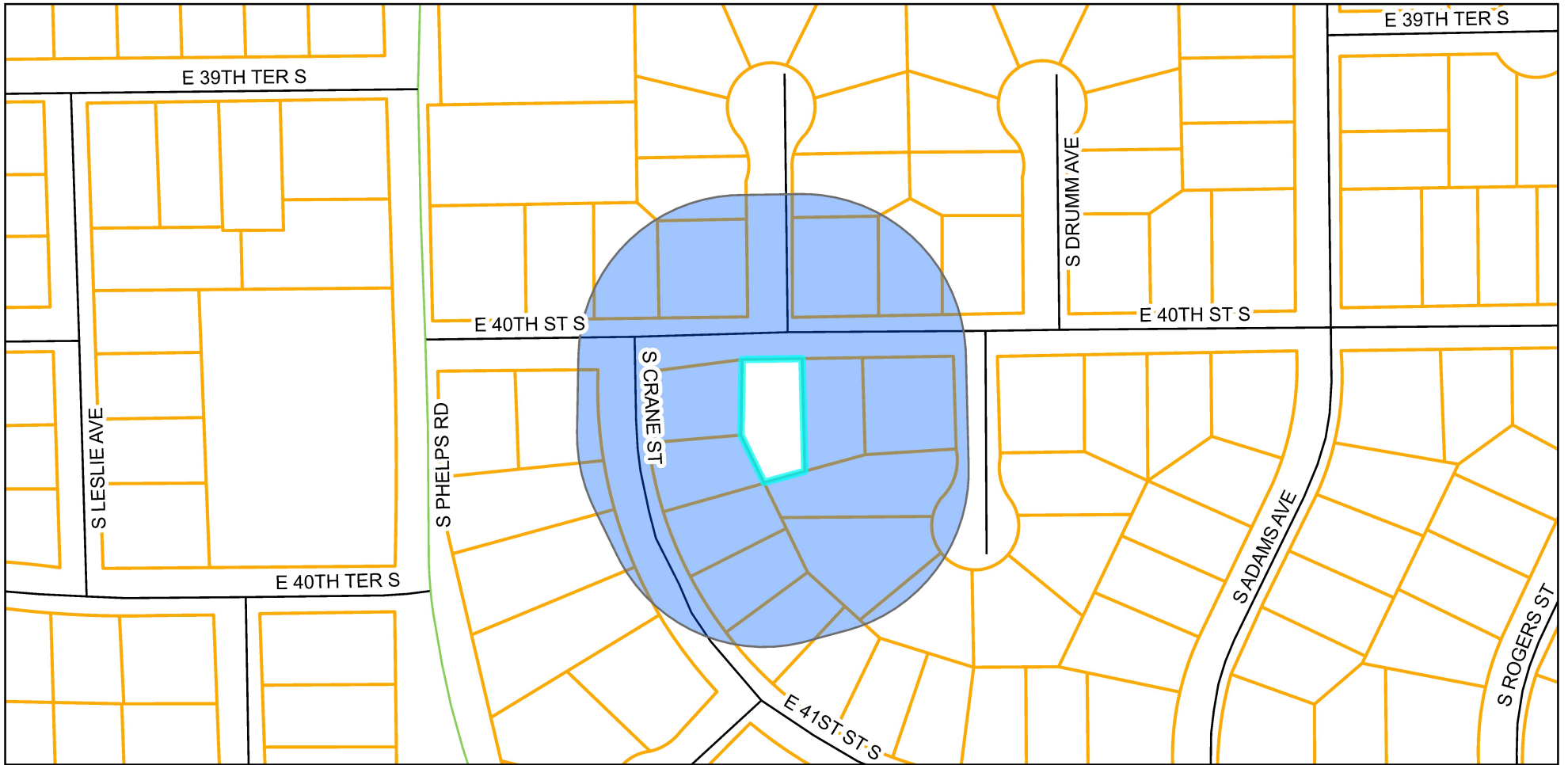
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
14804 E 40TH ST	MILLER JANNETTE	14804 E 40TH	INDEPENDENCE	MO	64055
14805 E 40TH ST	BLACK PAUL JAMES	14805 E 40TH ST S	INDEPENDENCE	MO	64055
14808 E 40TH ST	MUELLER HELMUT	14808 E 40TH ST S	INDEPENDENCE	MO	64055
14812 E 40TH ST	EATON AARON RAY & CASSIE	14812 E 40TH ST	INDEPENDENCE	MO	64055
14900 E 40TH ST	PERNICIARO KIM D	14900 E 40TH ST S	INDEPENDENCE	MO	64055
14900 E 41ST ST	FRY FRED W & HELEN	14900 E 41ST ST	INDEPENDENCE	MO	64055
14904 E 40TH ST	EDWARDS CALLE N	14904 E 40TH ST S	INDEPENDENCE	MO	64055
14905 E 40TH ST	FULLER ANITA LOUISE	14905 E 40TH ST S	INDEPENDENCE	MO	64055
14908 E 40TH ST	DECKER TAMRYA	14908 E 40TH ST S	INDEPENDENCE	MO	64055
14909 E 40TH ST	JEFFRESS NEDRA A & HOLT SHELIA R	14909 E 40TH ST S	INDEPENDENCE	MO	64055
3932 S CRANE ST	RITCHIE LEE R JR	3932 S CRANE ST	INDEPENDENCE	MO	64055
3933 S CRANE ST	WILKINSON BOBBIE LEE & ROBERT KIRK	3933 S CRANE ST	INDEPENDENCE	MO	64055
4001 S CRANE ST	GOEBEL CHRISTINA L	4001 S CRANE ST	INDEPENDENCE	MO	64055
4002 S DRUMM AVE	ELLIS HAROLD & PAMELA G	4002 S DRUMM AVE	INDEPENDENCE	MO	64055
4004 S CRANE ST	DON & SHARON LANG TRUST DATED 03/03/2025	4004 S CRANE ST	INDEPENDENCE	MO	64055
4005 CRANE AVE	TRAVERS THOMAS E ASP	3408 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
4006 S DRUMM AVE	STURNER BREE & STEPHEN	4006 S DRUMM AVE	INDEPENDENCE	MO	64055
4008 S CRANE ST	BSFR II OWNER I LLC	PO BOX 4900	SCOTTSDALE	AZ	85261
4009 S CRANE ST	SIEG DUSTAN	4009 S CRANE ST	INDEPENDENCE	MO	64055
4010 S DRUMM AVE	BAF 3 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
4012 S CRANE ST	HAWLEY ROBERT F & BARBARA M-TR	4012 S CRANE ST	INDEPENDENCE	MO	64055
4013 S CRANE ST	SLATER ALICIA	4013 S CRANE ST	INDEPENDENCE	MO	64055
4017 S CRANE ST	GARCIA YOSYBEL ALFONZO & STREDEL JULIO	4017 CRANE AVE	INDEPENDENCE	MO	64055

Notification Area Map

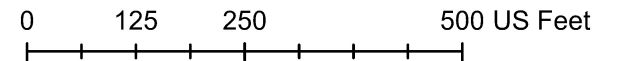
14901 E 40th St S

Case #25-400-15



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: January 13., 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

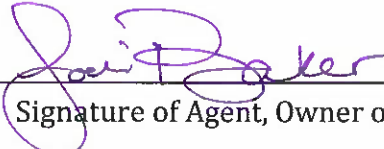
COUNTY OF JACKSON

Case No. 25-400-15

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

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

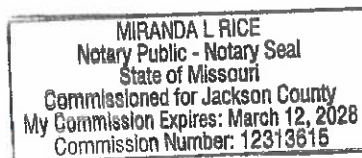
These notices were mailed on the 18th day of December, 2025.


Signature of Agent, Owner or Attorney

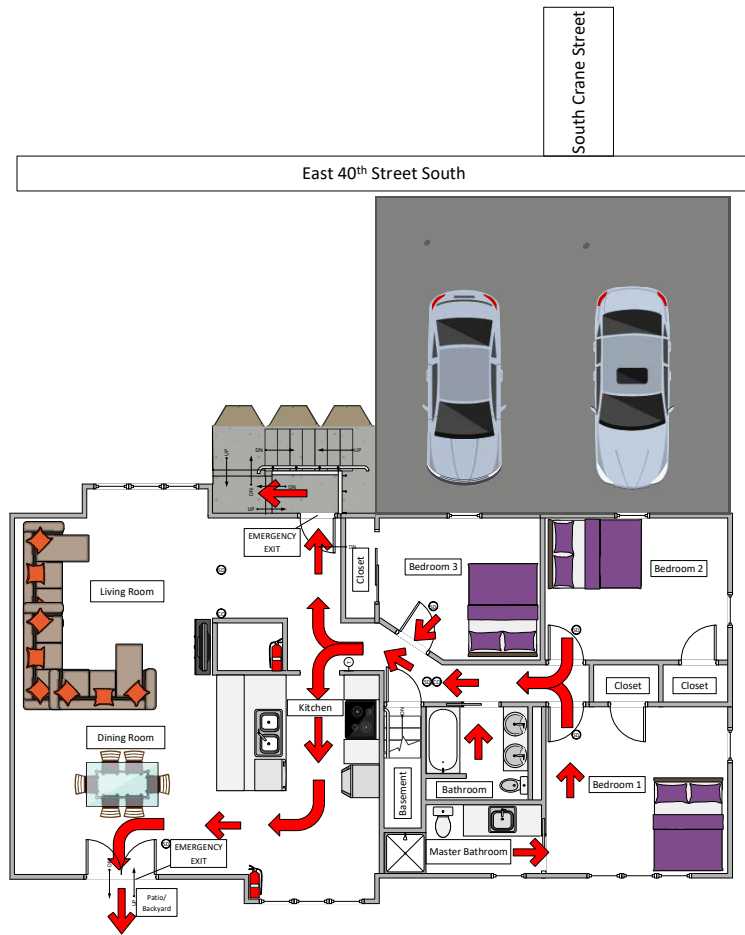
Subscribed and sworn to before me this 18t day of December, 2025.


Notary Public

03-12-2028
Commission Expiration Date



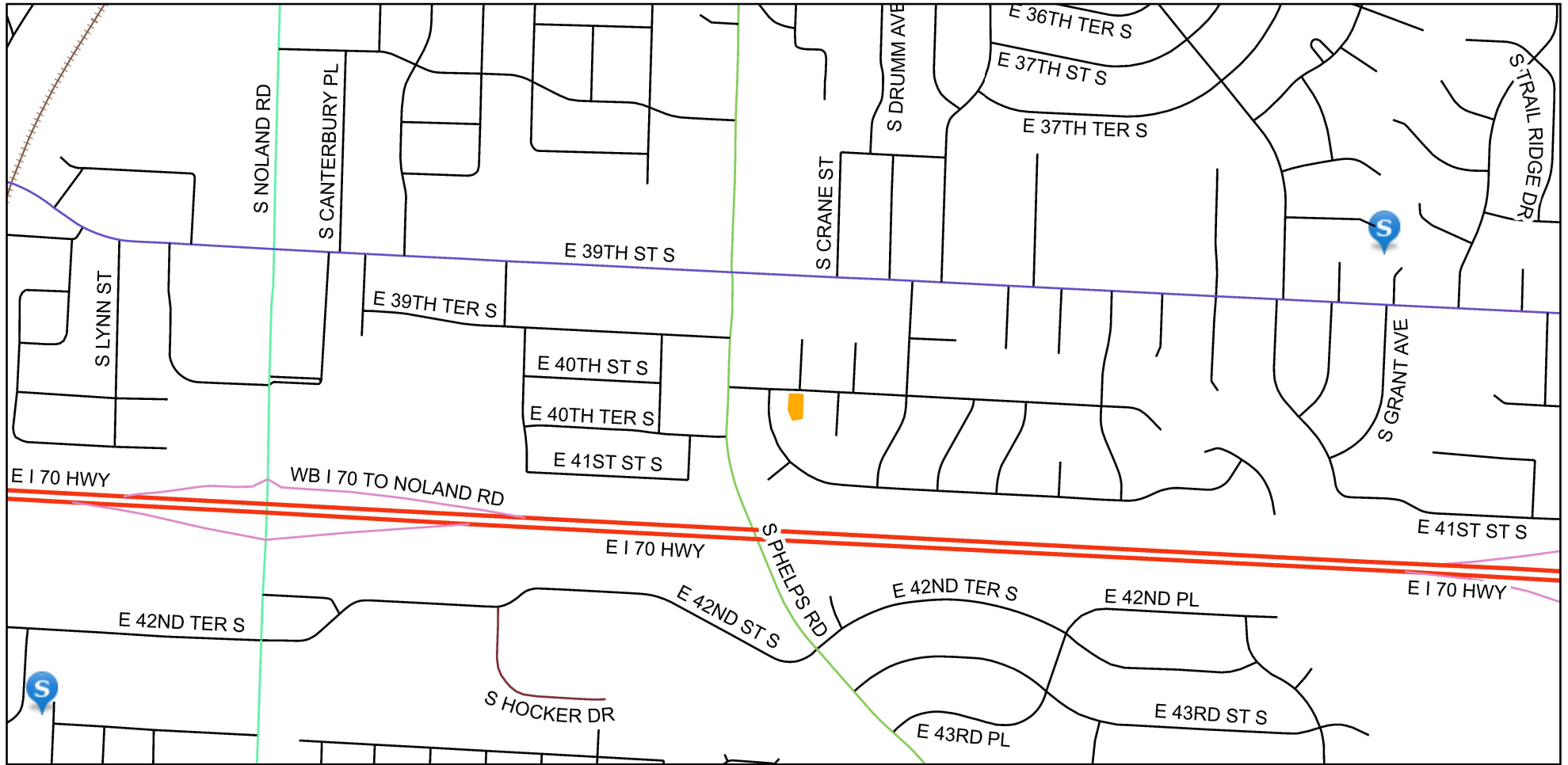




Nearest Short Term Rental

14901 E 40th St S

Case #25-400-15



Legend

-  Subject Site
-  Short Term Rentals

0 500 1,000 2,000 US Feet

Prepared For: Planning Commission
Meeting Date: January 13, 2026

