



Planning Commission

February 10, 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 – January 27, 2026**

OTHER BUSINESS

1. **Case 25-400-10 – Short-Term Rental – 409 S. Main Street** – A request to operate a Short-Term Rental at the property.
2. **Case 26-400-03 – Short-Term Rental – 16401 E. Cogan Drive** – A request to operate a Short-Term Rental at the property.
3. **Case 26-400-04 – Short-Term Rental – 1947 Belmont Place** – A request to operate a Short-Term Rental at the property.
4. **Case 26-400-05 – Short-Term Rental – 3509 S. Maybrook Avenue** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING NEXT MEETING FEBRUARY 24, 2026

ADJOURNMENT



INDEPENDENCE * MISSOURI *

A GREAT AMERICAN STORY

Planning Commission Minutes

January 27, 2026 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 1/27/2026, 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, Jose Torres, Michael Young. Absent - Virginia Ferguson.

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 — January 13, 2026**

Motion

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

CASE WITHDRAWN (INFORMATION ONLY - NO ACTION REQUIRED)

1. **Case 26-400-02 – Short-Term Rental – 3701 S Scott Avenue** – A request to operate a Short-Term Rental at the property.

PUBLIC HEARINGS

1. **Case 25-200-09 – Special Use Permit – 1304 S. Maywood Avenue** - A request by Janet Higgins for a Special Use Permit for a Bed and Breakfast.

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.

In response to Commissioner O'Neill's question, Mr. Harker stated the driveway is paved.

Applicant Comments

Janet Higgins, 1304 S. Maywood Ave, appeared before the Commission regarding a Special Use Permit to operate an Airbnb/bed and breakfast at her residence. Ms. Higgins explained that she has owned the home for approximately four years and was drawn to sharing the historic property, which is over 120 years old. She described the home's character and her desire to host visitors as a way to contribute positively to the community.

Ms. Higgins stated she has hosted guests from across the United States and internationally, including Germany and Japan. Guests typically visit Independence for church conferences, sporting events, or other local attractions. She noted the property's proximity to major venues and shared that she actively encourages guests to support local businesses in Independence rather than traveling elsewhere.

Chairwoman Wiley asked about the length of time the applicant had been operating prior to licensure. Ms. Higgins acknowledged that she had operated without a license due to a lack of awareness of the City's requirements. Upon receiving notice from the City, she stated she immediately blocked bookings on the Airbnb platform while maintaining her account to avoid penalties.

Chairwoman Wiley also asked about the on-site swimming pool. Ms. Higgins confirmed the pool would not be used by guests and stated she would secure it with a locked gate. She noted that she lives on-site and is present during guest stays.

Public Comments

Michelle Dowell, 20902 E. 15th Street S, spoke in favor of the application. She described Ms. Higgins as a responsible host who takes great pride in her home and provides a positive experience for guests while supporting the local community.

Rebecca Wright, 1301 S. Maywood Ave, spoke in favor and noted that Ms. Higgins has been a positive addition to the neighborhood, maintaining the property well and contributing to the overall appearance and value of the area.\

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael

Young seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 26-175-01 – UDO Amendment #78 – Accessory Buildings & Structures – A** request to amend the Unified Development Ordinance relating to accessory buildings and structures.

Staff Presentation

Mr. Arroyo presented proposed amendments to the Unified Development Ordinance (UDO). The amendments include clarifying existing regulations for accessory buildings and structures by improving language and readability while maintaining long-standing standards such as setbacks, height limits, and lot coverage requirements.

Mr. Arroyo also presented the addition of new definitions for private, semi-private, and public swimming pools to clearly distinguish between pool types and ensure consistent application of development standards.

He explained that the purpose of the amendments is to provide clearer, more user-friendly regulations for property owners, developers, and City staff; reduce ambiguity and inconsistent enforcement; and ensure swimming pools are properly classified and regulated for zoning, placement, and safety.

Mr. Arroyo noted that the proposed amendments do not substantially change existing development standards but modernize language, reflect established practices, and align definitions with common industry usage. Staff reviewed the amendments for consistency with other City regulations and identified no conflicts with existing policies.

Public Comments

No public comments.

Motion

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

2. **Case 26-175-02 – UDO Amendment #79 – Temporary Signs – A** request to amend the Unified Development Ordinance relating to temporary signs.

Staff Presentation

Mr. Arroyo presented a proposed amendment to the Unified Development Ordinance related to temporary opinion signs. He explained that the amendment allows temporary signs expressing the opinion of the property owner or occupant on matters of public interest, subject to specific time-based standards. Signs may be installed no more than sixty (60) days prior to an election

and must be removed within ten (10) days following the conclusion of the election.

Mr. Arroyo stated that the amendment provides clarity and predictability for residents, businesses, and enforcement staff by establishing clear temporal limits rather than relying on subjective determinations. He noted that the regulation is content-neutral and focuses solely on the timing of sign display rather than the message conveyed. Staff reviewed the amendment for consistency with other City regulations and found no conflicts with existing policies.

In response to Commissioner Nesbitt's question, Mr. Arroyo stated that the City reviewed surrounding jurisdictions and found that a sixty (60) day timeframe is the standard. Commissioner Nesbitt indicated a preference for a thirty (30) day period instead. Mr. Arroyo also noted that Code Enforcement removes signs located within the public right-of-way.

In response to Chairwoman Wiley's question, Mr. Arroyo stated this amendment is for all temporary signs and not just election signs.

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 FEBRUARY 10, 2026

ADJOURNMENT

The meeting was adjourned at 6:39 p.m.

MEETING DATE: February 10, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 409 S Main St – Short-Term Rental

CASE NUMBER/REQUEST: **Case 25-400-10 – Short-Term Rental – 409 S Main St** – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 409 S Main St

APPLICANT: Jack Murphy, Dahles Property Solutions

APPLICANT ADDRESS: 16657 E 23rd St S Ste 213, Independence, Mo 64055

PROPERTY OWNER/RESPONSIBLE AGENT: Jack Murphy, Dahles Property Solutions

OWNER ADDRESS: 16657 E 23rd St S Ste 213, 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: C-2 (General Commercial) and R-18/PUD (Moderate Density Residential/Planned Unit Development) / Construction Services and Vacant Structure

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed January 22, 2026
- Notification signs were posted on the property January 23, 2026

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 409 S Main St

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

Former Zoning: Prior to 2009: R-4 (High Density Residential) and C-2 (General Commercial)
 Prior to 1980: R-4 (Apartments) and C-2 (General Commercial)
 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 is part of the Plat of the Town of Independence recorded in 1827. Jackson County records indicate the house was built in 1908.

In 1965, when the Zoning Ordinance was adopted, the subject site fell within two district classifications—C-2 (General Commercial) and R-4 (Apartments). This dual classification lasted until 2009, at which time the city initiated a rezoning for an area including the subject site. Case #09-100-06 was initiated with the goal of, “improving the sustainability of the area and prevent the future conversion of one and two-family residential properties into multiple-family uses.” The subject site has been under an R-6 (Single-Family) classification since. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

The subject site contains +/- 22,651 square feet of land area. It is located southwest corner of the intersection of Main Street and Short Avenue. Lynn Street runs along the eastern (rear) property boundary, where the driveway is located.

Jackson County property records indicate the dwelling encloses 1,344 square feet of living area. The dwelling features a cross-gabled, asymmetrical roof, and lap siding.

Characteristics of the Area:

Located south from the Independence Square, a variety of land uses and property characteristics define the surrounding area. Commercial and industrial land uses are located to the west of the subject site. Residential uses predominantly characterize the areas to the south and east of the subject site.

A variety of architectural styles characterize the surrounding residential neighborhood, and include styles such as bungalows, Italianate, colonial revival, and Queen Anne.

Parking:

The subject site is supplied with a double-wide driveway, providing enough parking area for up to two (2) vehicles. The driveway is located off Lynn Street at the rear of the property. 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 and has indicated plans to install a noise monitoring system. 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. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short Term Rental Map

409 S Main St Independence MO 64050

STR License

Submitted

Application number

A00153

Application date

2025-07-01

Applicant name

Jack Murphy

> Collapse details

Submitted

Send license

Edit

Property Address

409 S MAIN ST INDEPENDENCE MO 64050

Parcel Number

26230390900000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name	Last Name	Company Name	Phone Number
Jack	Murphy	Dahles Property Solutions	[Redacted]

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name	Phone Number
Jack	Murphy	Dahles Property Solutions	[Redacted]

Property Manager

First Name	Last Name	Company Name	Phone Number
Jack	Murphy	Dahles Property Solutions	[Redacted]

Responsible Agent

First Name	Last Name	Company Name	Phone Number
Jack	Murphy	Dahles Property Solutions	[Redacted]

Verification Documents

Floor Plan

[floor_plan_2025-07-01-172731.pdf](#)

Evacuation Plan

[fire_safety_2025-07-01-172731.pdf](#)

Parking Plan

[parking_spaces_2025-07-01-172731.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

1

Total number of parking spaces available on the property?

2

What is your proposed total occupancy?

2

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

Noise Management Plan for Short-Term Rental 1. Introduction: This Noise Management Plan aims to ensure a peaceful environment for both guests and neighboring residents. This document outlines guidelines and expectations to minimize noise disturbances. 2. Noise Guidelines for Guests: Quiet Hours: 10:00 PM to 7:00 AM daily. Outdoor Noise Control: Limit outdoor activities and use of amplified music during quiet hours. Indoor Activities: Close windows and doors when playing music or watching television at high volumes. Parties and Gatherings: No large parties or events without prior approval. 3. Property Features to Reduce Noise: Soundproofing materials in walls and windows. Area rugs and curtains to absorb indoor noise. Clear signage reminding guests of noise policies. 4. Communication and Enforcement: Noise policies included in the rental agreement and house manual. Immediate response to complaints with a designated 24/7 contact number: [Insert Contact Number]. First violation: Verbal or written warning. Repeated violations: Potential fines or termination of rental agreement. 5. Neighbor Relations: Inform neighbors about the short-term rental operation and provide contact information for concerns. Encourage feedback to promptly address any noise issues. 6. Emergency Procedures: In case of severe disturbances or safety concerns, neighbors are encouraged to contact local authorities if necessary.

Please provide your Trash Disposal & Collection Plan:

1. Introduction: To maintain cleanliness, hygiene, and environmental responsibility in our short-term rental properties, we have established a comprehensive trash disposal plan. This plan ensures that waste is managed efficiently, keeping our properties inviting for all guests. 2. Guest Responsibilities: Trash Bins: Guests are to use designated indoor trash bins for daily waste and separate recycling bins where provided. Waste Segregation: Please separate recyclables (plastic, glass, metal, paper) from general waste. Bagging Trash: Use provided garbage bags to line indoor bins. Securely tie the bags before disposal to prevent spills. Disposal Schedule: Place trash in the outdoor bins as needed. For stays longer than three days, guests may need to roll bins to the curb on designated collection days (specified in the welcome guide). 3. Property Management Responsibilities: Supplies: Provide adequate trash bags, recycling bins, and instructions for guests. Collection Schedule: Ensure outdoor bins are placed at the curb on designated collection days and returned promptly after pickup. Bin Maintenance: Regularly clean and sanitize outdoor bins to prevent odors and pests. 4. Special Waste Handling: Large Items: Contact property management for the disposal of bulky items. Hazardous Materials: Guests should not dispose of hazardous materials (paint, batteries, chemicals) in regular bins. Contact management for guidance. 5. Penalties for Non-Compliance: To maintain community standards, guests may incur fees for improper waste disposal, such as leaving excessive trash or failing to sort recyclables. 6. Contact Information: For any trash-related concerns, please contact [Property Manager's Contact Info]. By following this plan, we ensure a clean, safe, and pleasant environment for all guests and neighbors.

Please provide all platforms that you plan to advertise on.

Airbnb and Vrbo

Possible Violations

We found no violations for this property

Add Note

Notes

Add



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: January 21, 2026

Case Number: 25-400-10

Dear Property Owner:

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

Address of proposed Short-Term Rental: 409 S Main St

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Jack Murphy, Dahles Property Solutions

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: February 10, 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

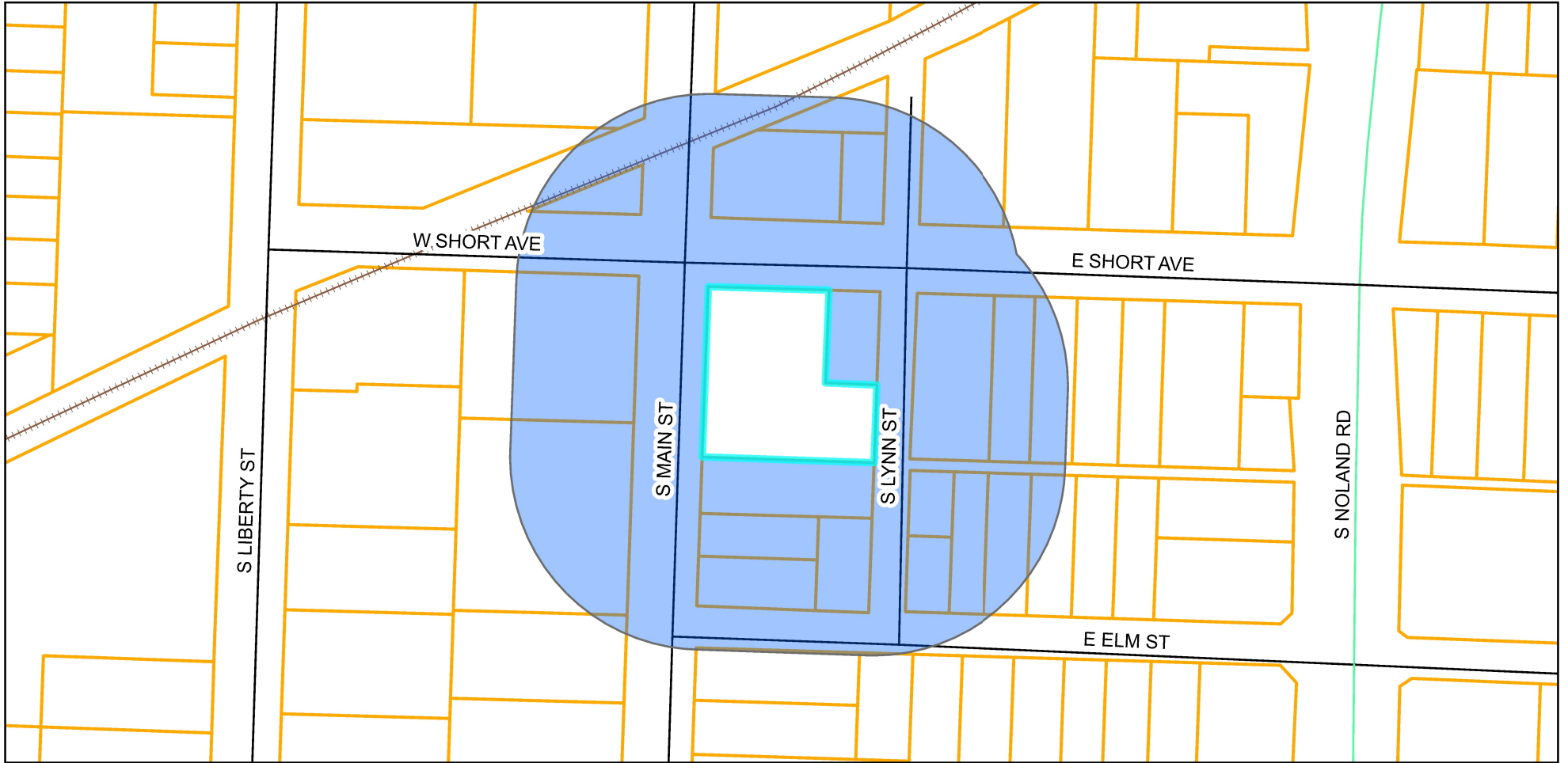
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
108 E SHORT AVE	HYDE BRIAN A & HOLLY M	108 E SHORT AVE	INDEPENDENCE	MO	64050
110 E ELM ST	MANGUM HARRY A & HELEN M	110 E ELM ST	INDEPENDENCE	MO	64050
110 E SHORT AVE	EAGER BLAKE	110 E SHORT AVE	INDEPENDENCE	MO	64050
115 E SHORT AVE	CAMPBELL LISA R	115 E SHORT AVE	E SHORT INDEPENDENCE	MO	64050
116 E ELM ST	MAIN OSAGE NOLAND LLC	16657 E 23RD ST S STE 213	INDEPENDENCE	MO	64055
117 E ELM ST	MEYER KEVIN E & JACQUELIN A	304 S ROY HARRA RD	BUCKNER	MO	64016
118 E SHORT AVE	TURNER JEANNIE	118 E SHORT AVE	INDEPENDENCE	MO	64050
119 E SHORT AVE	OLSEN BRADLEY M	800 S NOLAND RD # 6	INDEPENDENCE	MO	64050
120 E ELM ST	GRAHAM DEENA R	120 E ELM ST	INDEPENDENCE	MO	64050
122 E ELM ST	EQUITY TRUST COMPANY CUSTODIAN FBO	2020 S VERMONT AVE	INDEPENDENCE	MO	64052
123 E SHORT AVE	RICHARDS MCKENZIE	123 E SHORT AVE	INDEPENDENCE	MO	64050
125 E SHORT AVE	VB NINE LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
126 E ELM ST	LETAYF MARC	11 HITCHING POST LN	SALEM	NH	3079
126 E SHORT AVE	SOULE STACEY L-TRUSTEE	126 E SHORT AVE	INDEPENDENCE	MO	64050
312 S MAIN ST	310 MAIN STREET	116 S PLEASANT ST	INDEPENDENCE	MO	64050-3638
317 S MAIN ST	DAN SAVANNAH	318 S LYNN ST	INDEPENDENCE	MO	64050
321 S LIBERTY ST	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
324 S MAIN ST	LAW OFFICES OF PHIL LEVOTA LC	PO BOX 3314	INDEPENDENCE	MO	64055
400 S MAIN ST	ASBESTOS WORKERS LOCAL NO 27	400 S MAIN ST	INDEPENDENCE	MO	64050
409 S MAIN ST	RIVER MAIN ASH LLC	16657 E 23RD ST STE 213	INDEPENDENCE	MO	64055
417 S LYNN ST APT 1	JACKSON SQUARED LLC	4261 E UNIVERSITY DR STE 30-292	PROSPER	TX	75078
420 S MAIN ST UNIT 300	420 ON MAIN MANAGEMENT LLC	1100 MAIN ST STE 1650	KANSAS CITY	MO	64105
421 S MAIN ST	HEAD MADISON M	421 S MAIN ST	INDEPENDENCE	MO	64050
500 S MAIN ST	MUN MYLES K & ROBYN T	PO BOX 1229	INDEPENDENCE	MO	64051
503 S MAIN ST	TITTLE RACHEL A	3239 A THOMPSON AVE	KANSAS CITY	MO	64124



Notification Area Map

409 S Main St


Case #25-400-10



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: February 10, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-400-10

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

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

These notices were mailed on the 22nd day of January, 2026.

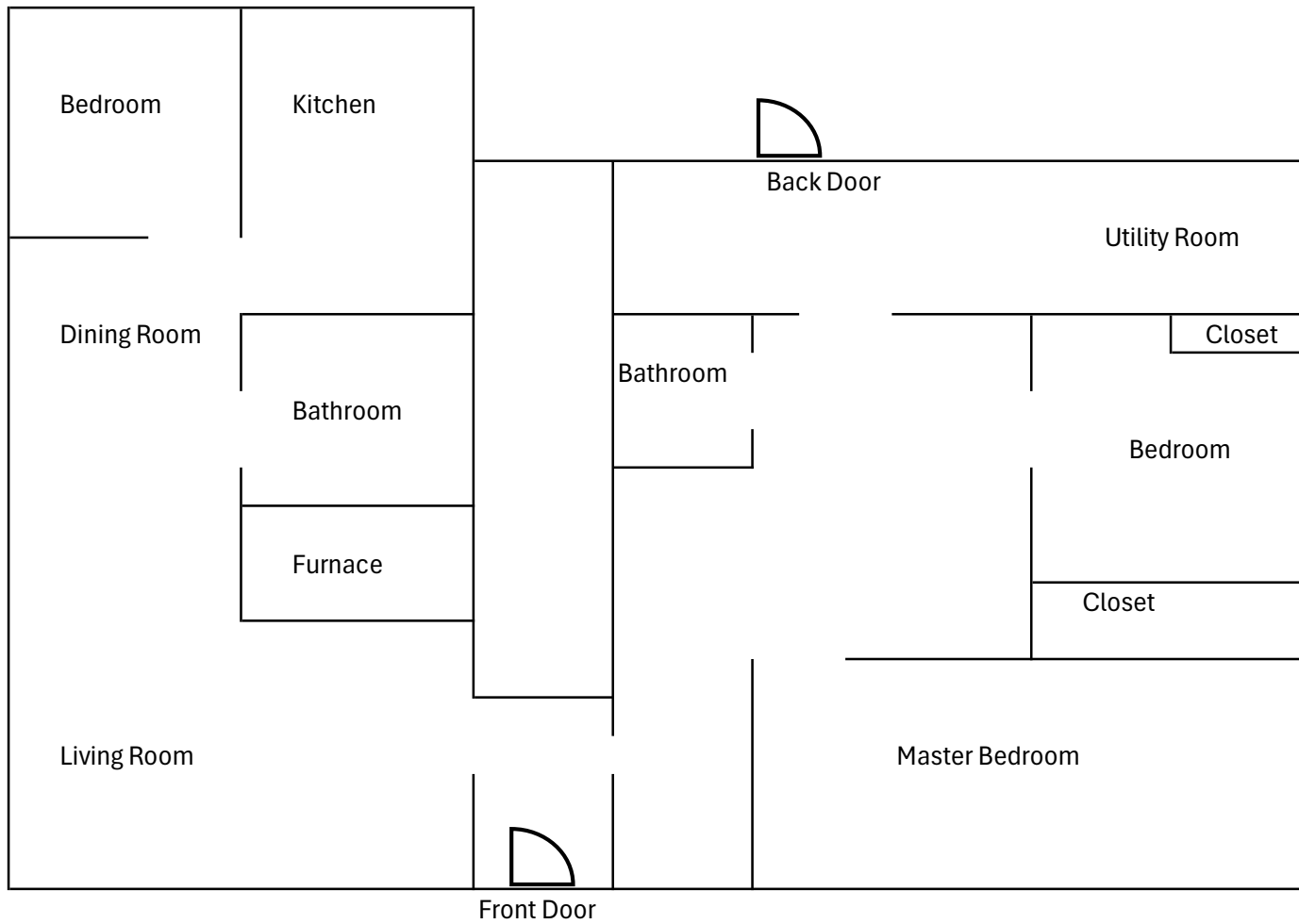
Jodi Baker
Signature of Agent, Owner or Attorney

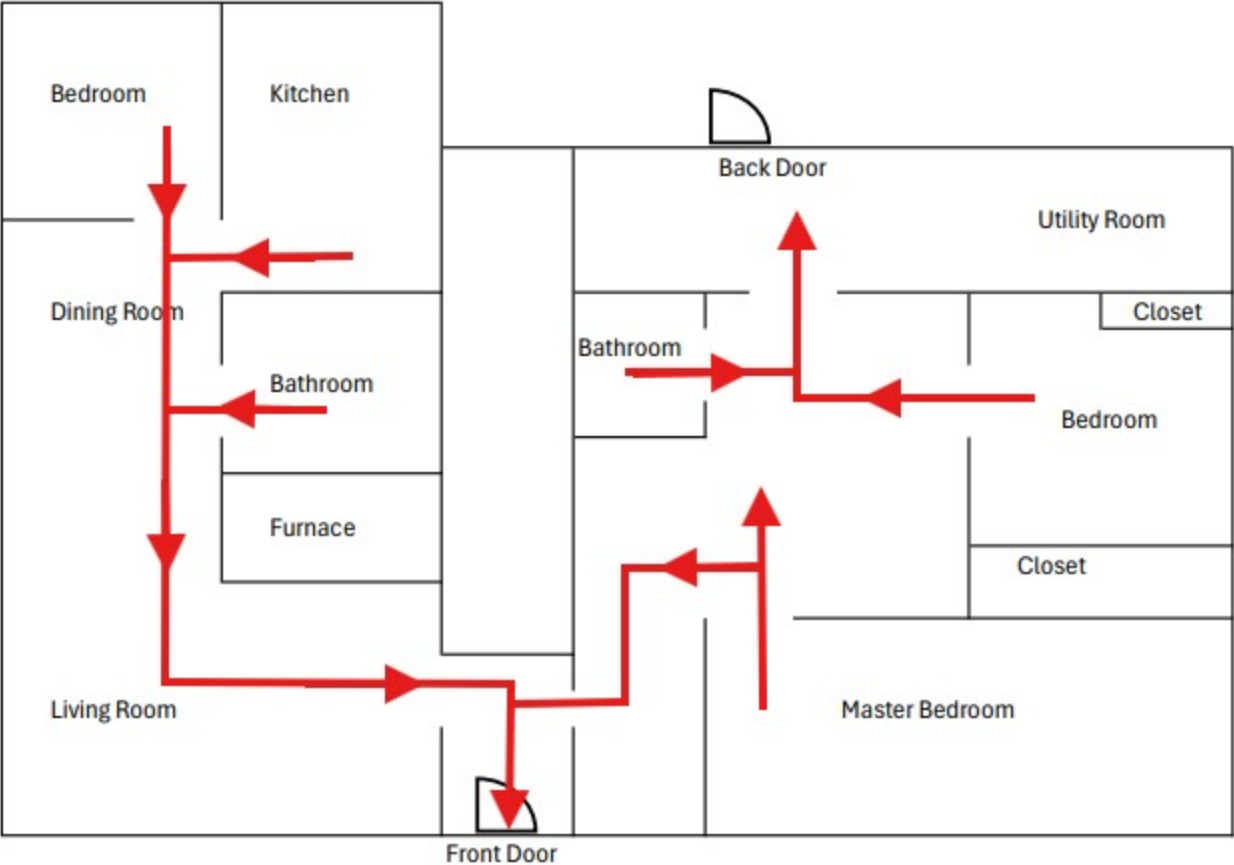
Subscribed and sworn to before me this 22 day of January, 2026.

Miranda L. Rice
Notary Public

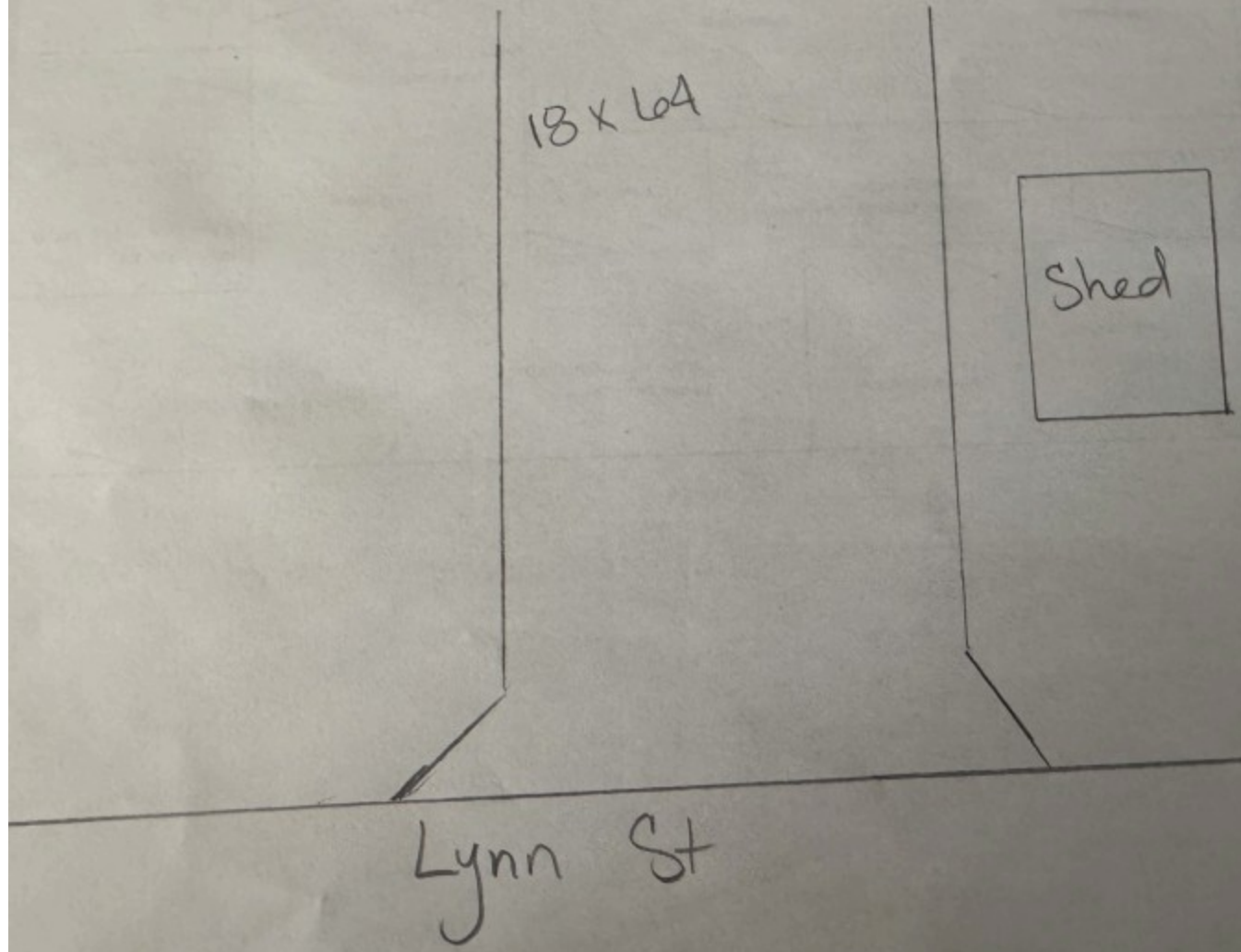
March 12, 2028
Commission Expiration Date

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





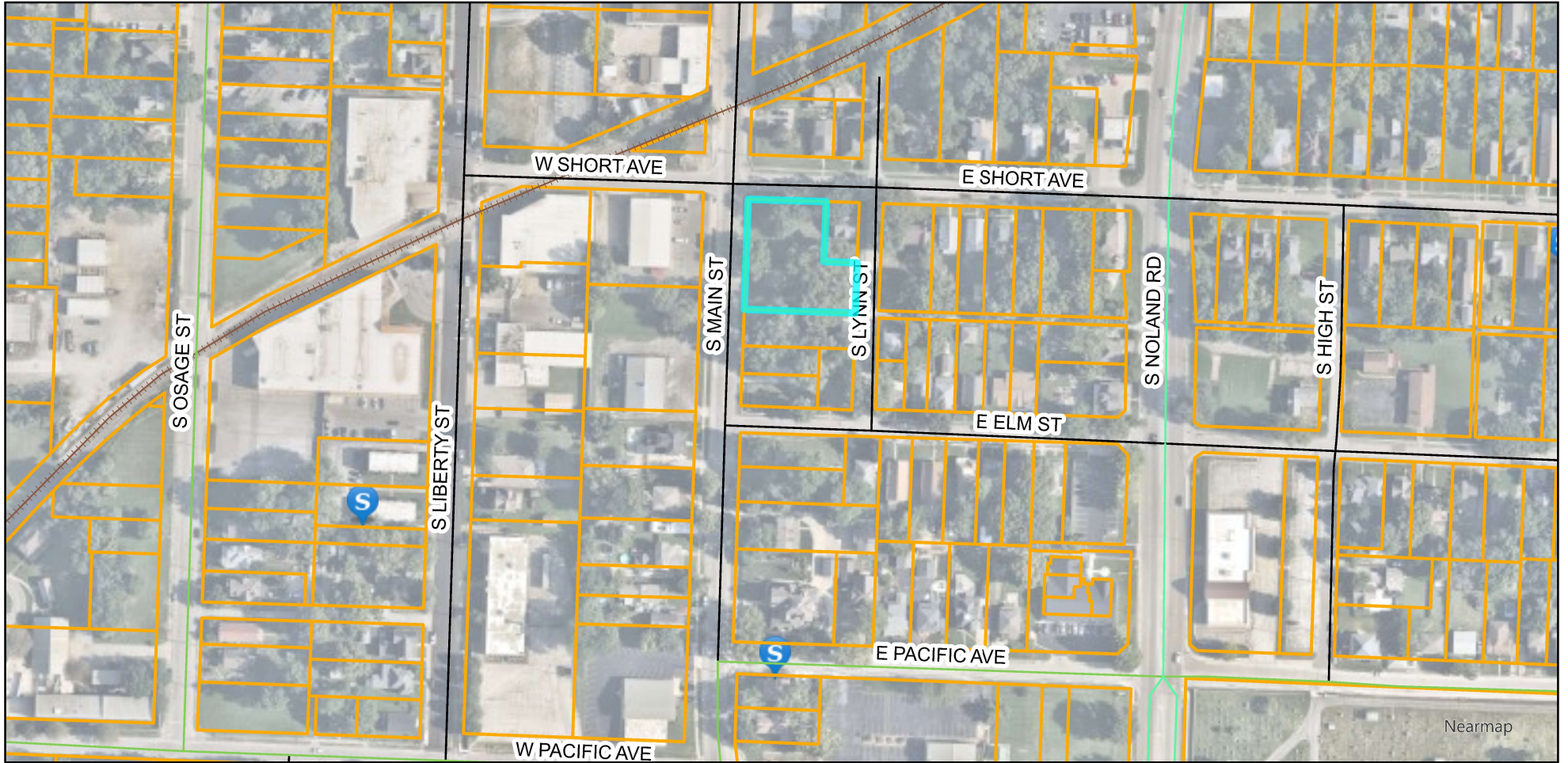
Parking Plan




Nearest Short Term Rental

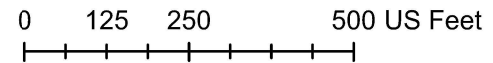
409 S Main St

Case #25-400-10



Legend

-  Parcels
-  Short Term Rentals



Prepared For: Planning Commission
 Meeting Date: February 10, 2026



MEETING DATE: February 10, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 16401 E Cogan Dr – Short-Term Rental

CASE NUMBER/REQUEST: **Case 26-400-03 – Short-Term Rental – 16401 E Cogan Dr** – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 16401 E Cogan Dr

PROPERTY OWNER/RESPONSIBLE AGENT: Blake Webb

OWNER ADDRESS: 16401 E Cogan Dr

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 January 22, 2026
- Notification signs were posted on the property January 23, 2026

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 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 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 16401 E Cogan Dr

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. The Glendale Gardens subdivision was subsequently recorded with Jackson County in multiple phases between the early 1960s and the late 1980s. The subject site, identified as Lot 1039 within the Glendale Gardens subdivision, was recorded in 1974. In 1965, the property was assigned an R-1 (Single-Family Residential) zoning classification, which it has continuously maintained since that time.

County records indicate the applicant obtained ownership of the property in 2024. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

Lot 1039 of the Glendale Gardens subdivision is +/-8,000 ft² in size. County records indicate the dwelling was constructed in 1977 and encloses +/-1,376 ft² of living area. The dwelling can be defined as a raised ranch style home with three (3) legal bedrooms. The front façade is composed of brick and lap siding.

Characteristics of the Area:

The subject site is located one block south of Glendale Elementary School. 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 not available in front of the residence. The subject site has a total of two (2) available off-street parking spaces, and occupancy is limited to two (2) bedrooms and a maximum of four (4) adult guests.

Unruly Guest/Security:

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. The short-term rental operator has indicated plans to utilize either Minut or NoiseAware monitoring services.

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 limits the use of the short-term rental to two bedrooms.

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. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short Term Rental Map

16401 E Cogan Dr Independence MO 64055

STR License

Submitted

Application number

A00175

Application date

2025-12-17

Applicant name

Blake Webb

> Collapse details

Submitted

Send license

Edit

Property Address

16401 E COGAN DR INDEPENDENCE MO 64055

Parcel Number

26710050200000000

Permit Held By

Owner

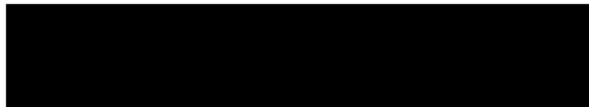
Rental Structure

Single family

Permit Holder

First Name Last Name

Blake Webb



Property Owner(s)

Property Owner #1

First Name Last Name

Blake Webb



Property Manager

First Name Last Name
Blake Webb



Responsible Agent

First Name Last Name
Blake Webb



Verification Documents

Floor Plan

[floor_plan_2025-12-17-213928.pdf](#)

Evacuation Plan

[fire_safety_2025-12-17-213921.pdf](#)

Parking Plan

[parking_spaces_2025-12-17-213921.pdf](#)

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?

4

Is street parking allowed?

Yes

Please provide your Noise Management Plan: ^

Will use a noise monitoring device such as Minut or NoiseAware. Communication will be made with renters when quiet hours are (10pm-7am). There will be clear signage inside the rental that details the city of independence noise ordinance and penalties for violations.

Please provide your Trash Disposal & Collection Plan: ^

Using Ted's trash service. They pick up trash at the property once per week on Thursday mornings.

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

Airbnb

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: January 21, 2026

Case Number: 26-400-03

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: 16401 E Cogan Dr

Total Maximum occupancy: Four (4) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Blake Webb

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: February 10, 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

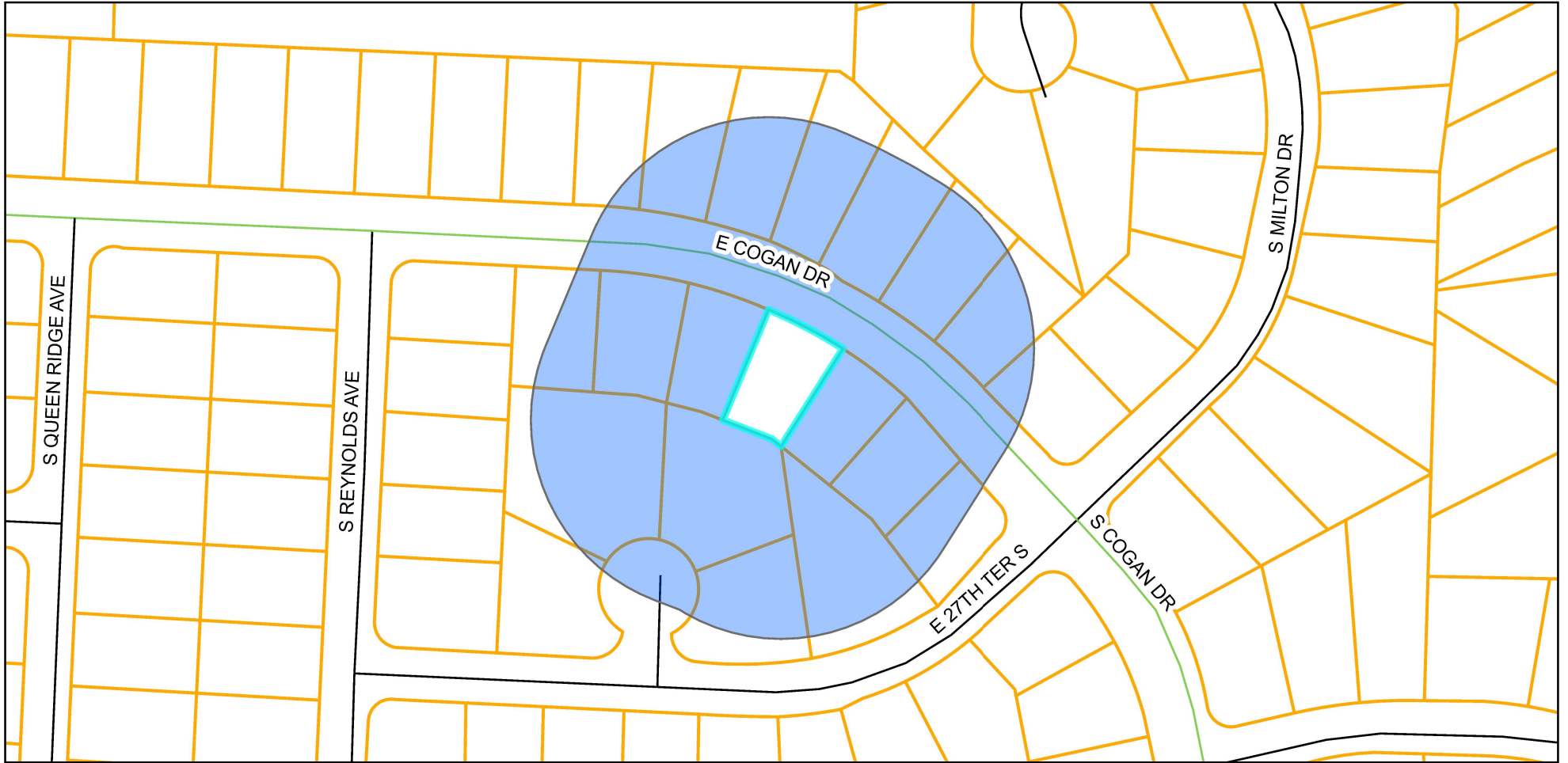
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
16304 E 27TH TERRACE CT	SALINAS RUBEN & KANKEY ANNA MARIE	16304 E 27TH TER CT S	INDEPENDENCE	MO	64055
16307 E COGAN DR	DAVIS JOSEPH E & SHERYL A	16307 COGAN DR	INDEPENDENCE	MO	64055
16308 E 27TH TERRACE CT	SARTAIN MICHAEL W & DEANNA L	16308 E 27TH TERRACE CT S	INDEPENDENCE	MO	64055
16312 E 27TH TERRACE CT	BARNES ANGELO DANA	16312 E 27TH TER S	INDEPENDENCE	MO	64055
16312 E COGAN DR	SPEAKS R BRADLEY TRUSTEE	1515 E GONZALEZ ST	PENSACOLA	FL	32501
16313 E COGAN DR	JONES DEXTER & CHERYL	16313 E COGAN DR	INDEPENDENCE	MO	64055
16316 E 27TH TERRACE CT	GENTRY CRAIG ALLEN & ROCHELLE	16316 E 27TH TER CT S	INDEPENDENCE	MO	64055-2209
16316 E COGAN DR	JOHNSON TERRY L & MARILYN S	16316 COGAN DR	INDEPENDENCE	MO	64055
16319 E COGAN DR	MANSER GARY L & LOREE J	16319 COGAN DR	INDEPENDENCE	MO	64055
16320 E COGAN DR	HALSEY ALLEN C & MILEAH	16320 E COGAN DR	INDEPENDENCE	MO	64055
16400 E 27TH TER	MILES MARK	16400 E 27TH TER	INDEPENDENCE	MO	64055
16400 E COGAN DR	DREHER BRANDEN & JOY	16400 E COGAN DR	INDEPENDENCE	MO	64055
16401 E COGAN DR	WEBB BLAKE	3512 S MIZE RIDGE CT	INDEPENDENCE	MO	64057
16404 E COGAN DR	HARNESS WAYNE E & LISA	16404 S COGAN DR	INDEPENDENCE	MO	64055
16405 E COGAN DR	CHEUNG MICHAEL Y & ASHLEY N	16405 E COGAN DR	INDEPENDENCE	MO	64055
16408 E COGAN DR	HERSHEY STERLING B & MARY R	16408 S COGAN DR	INDEPENDENCE	MO	64055
16409 E COGAN DR	HUNTLEY NATHAN W & DENISE A	16409 E COGAN DR	INDEPENDENCE	MO	64055
16412 E COGAN DR	WEIHE ROBERT W SR	16412 S COGAN DR	INDEPENDENCE	MO	64055
16413 E COGAN DR	CHILDS RICHARD J JR & NINA S	16413 COGAN DR	INDEPENDENCE	MO	64055
16416 E COGAN DR	YANTZ ANGELA L	16416 E COGAN DR	INDEPENDENCE	MO	64055



Notification Area Map

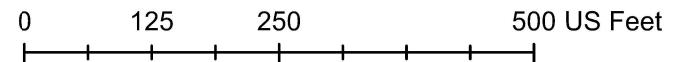
16401 E Cogan Dr

Case #26-400-03



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: February 10, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-03

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 22nd day of January, 2026.

Jodi Baker
Signature of Agent, Owner or Attorney

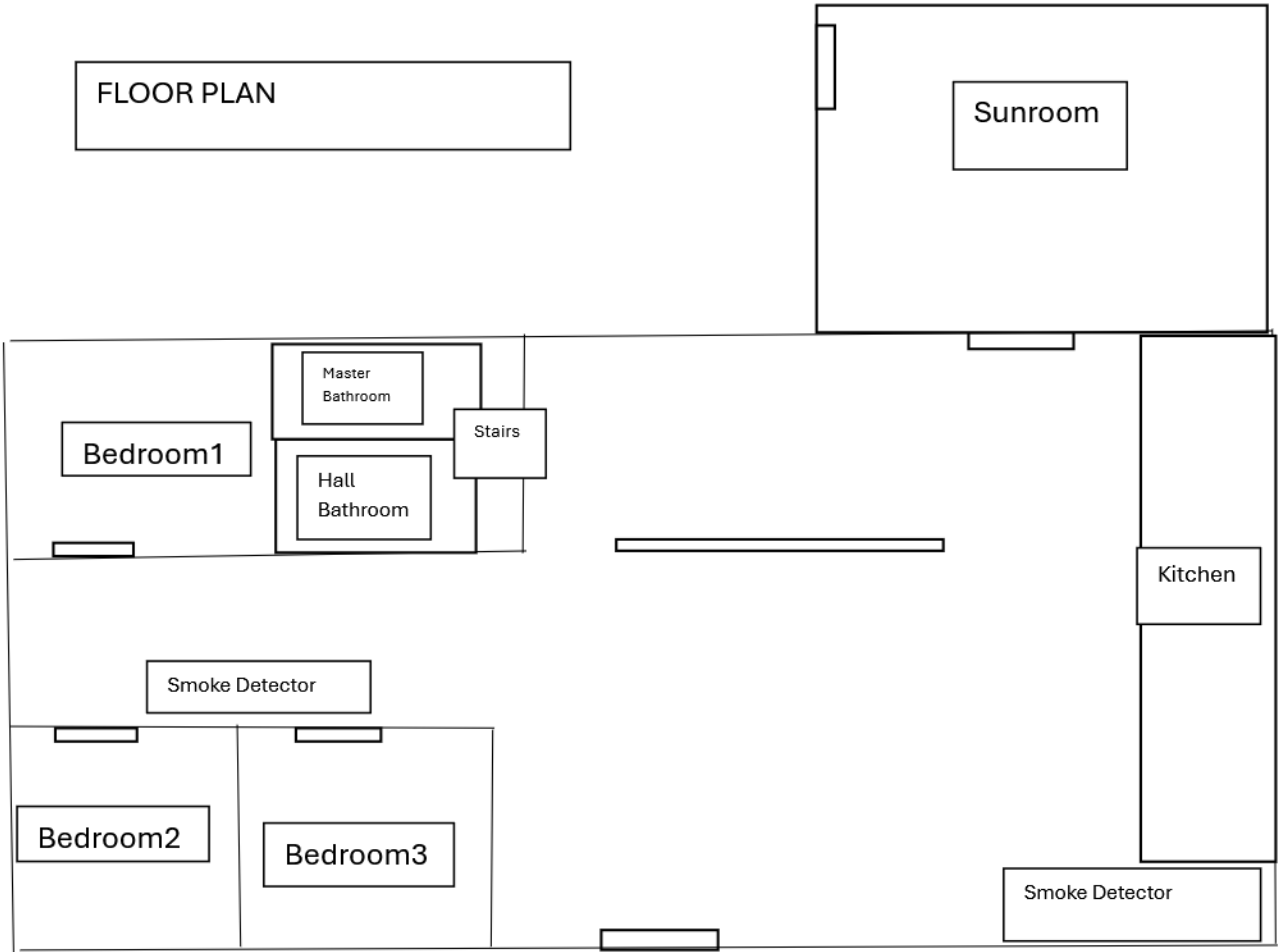
Subscribed and sworn to before me this 22 day of January, 2026.

Miranda L Rice
Notary Public

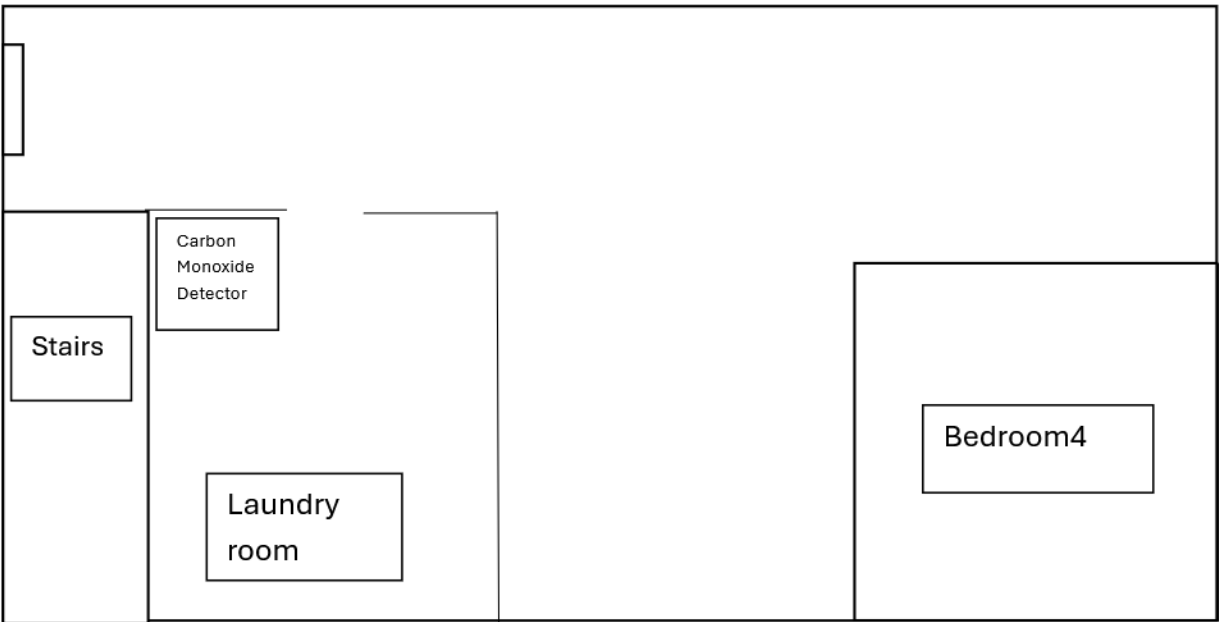
March 12, 2028
Commission Expiration Date

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

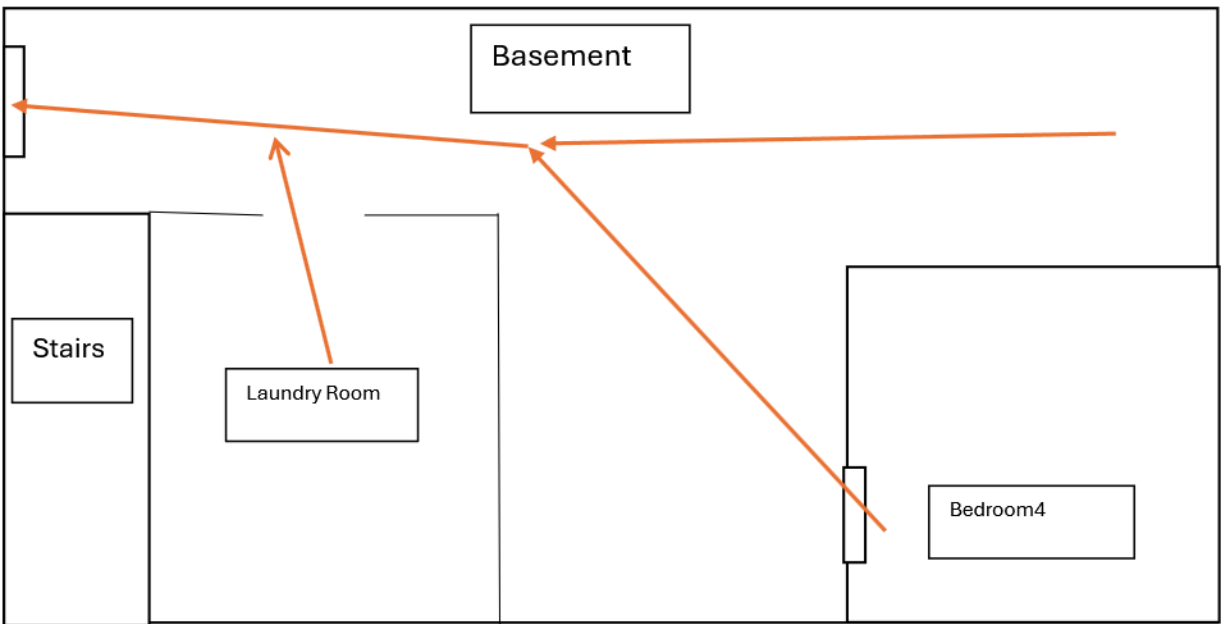
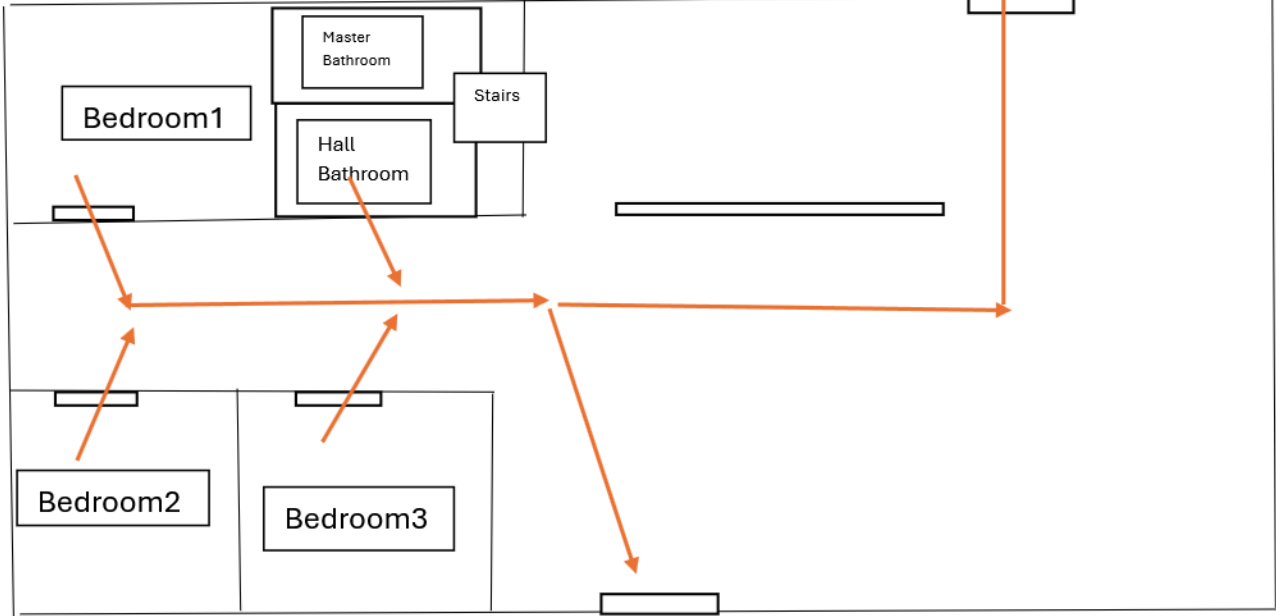
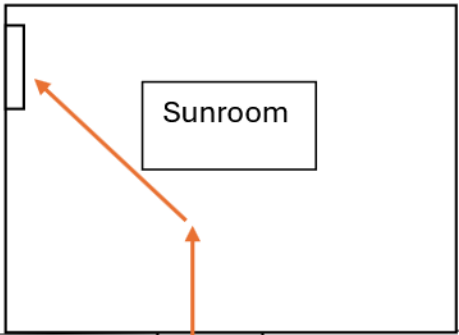
FLOOR PLAN



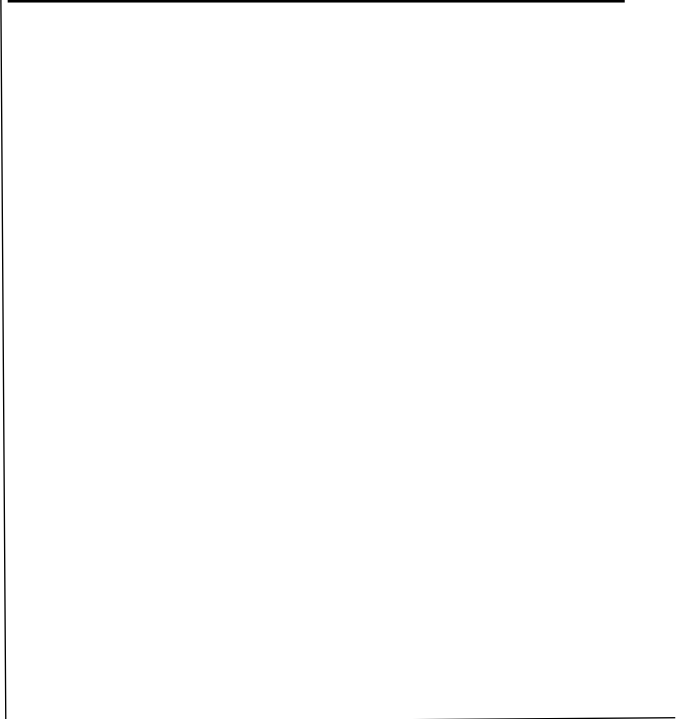
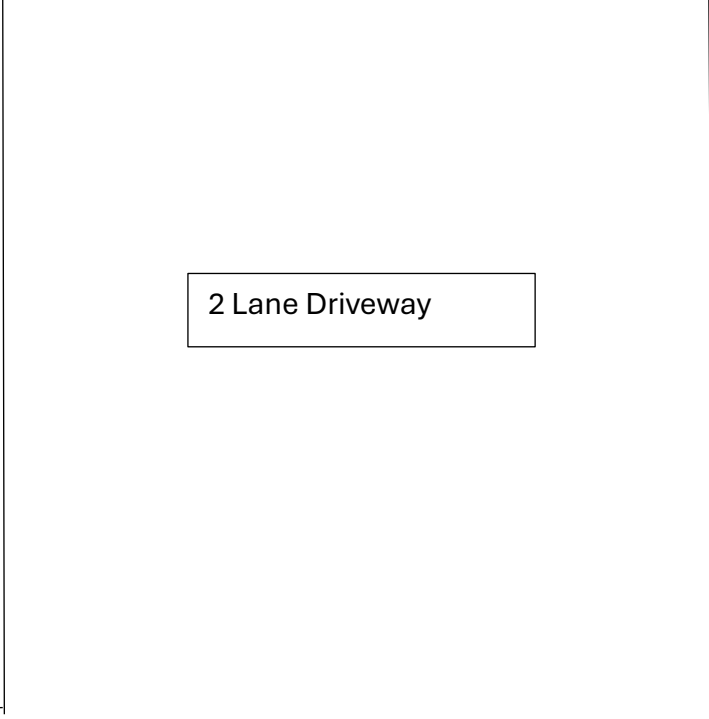
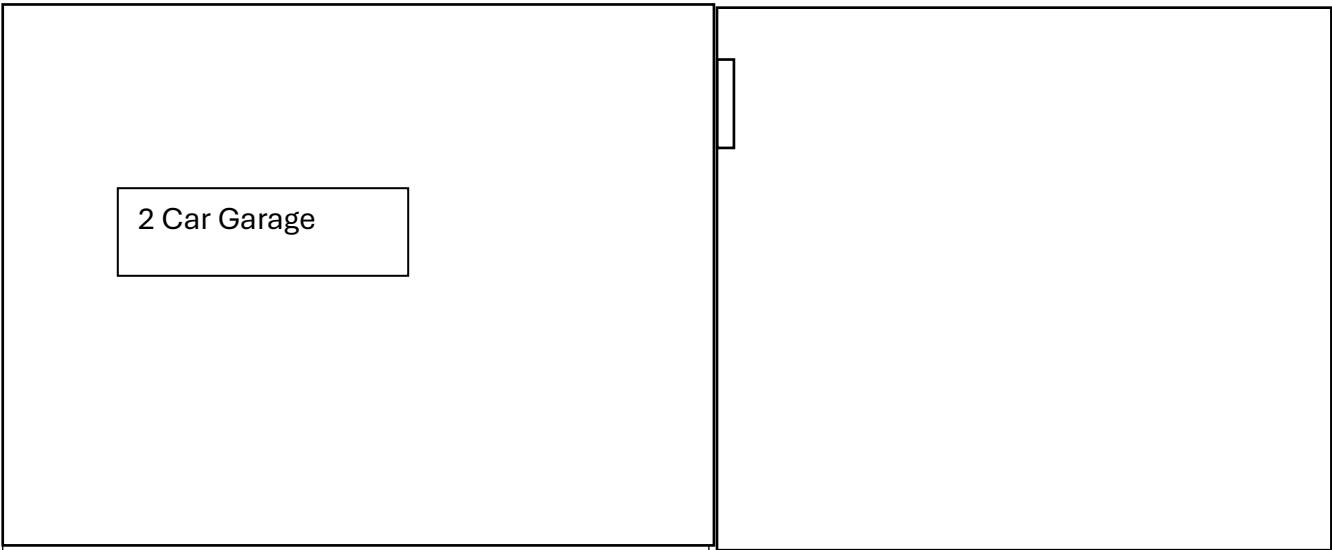
Garage



Evacuation Plan



PARKING PLAN

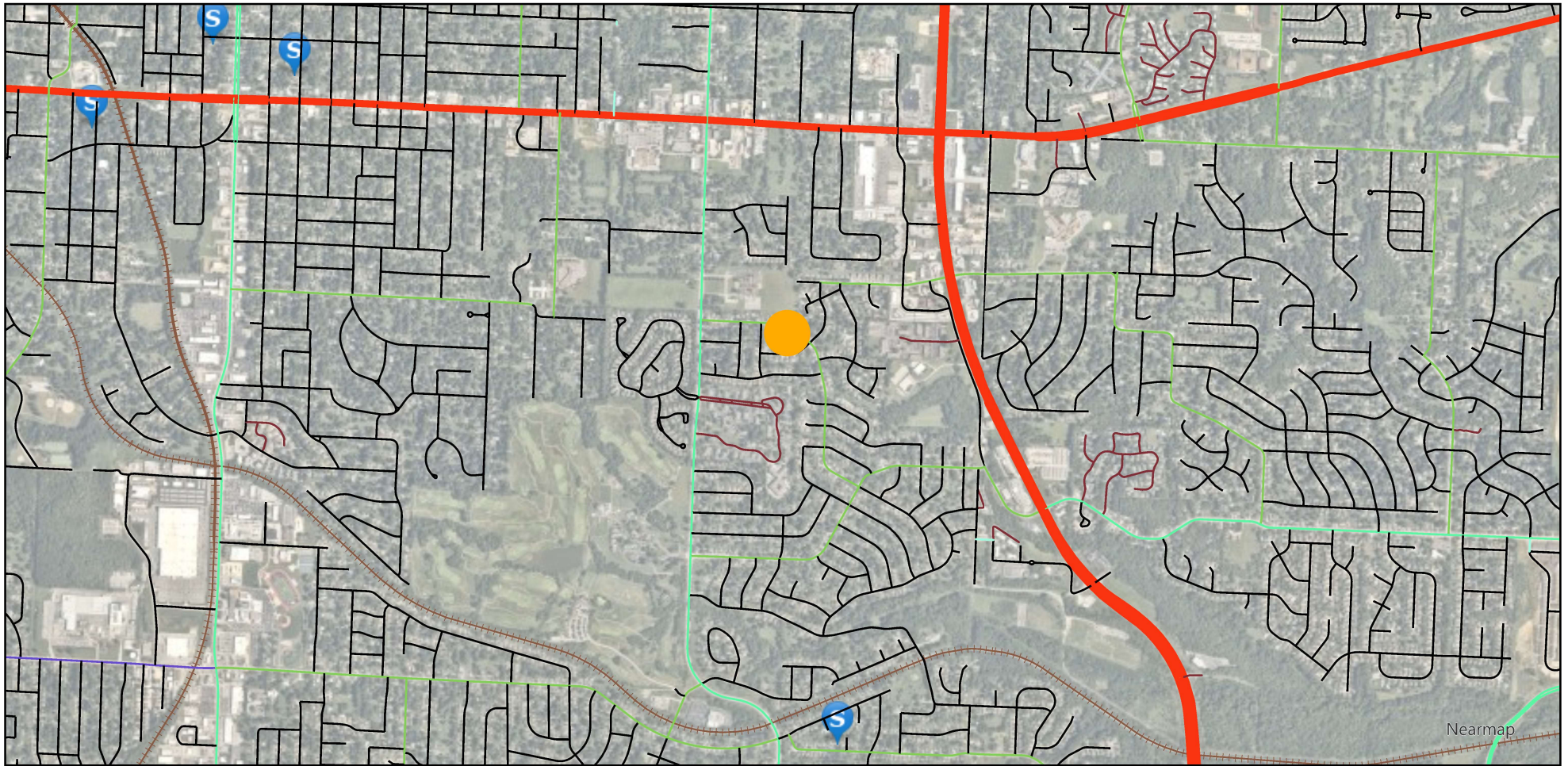


Cogan Drive



Nearest Short Term Rental


16401 E Cogan Dr

Case #26-400-03



Legend

-  Short Term Rentals
-  Subject Site

0 1,250 2,500 5,000 US Feet


Prepared For: Planning Commission
Meeting Date: February 10, 2026



MEETING DATE: February 10, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: 1947 S. Belmont Place – Short-Term Rental

CASE NUMBER/REQUEST: **Case 26-400-04 – Short-Term Rental – 1947 S. Belmont Place** – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 1947 S. Belmont Place

APPLICANT/OWNER: Nilesh Patel, Jasmine Investment, Inc.

APPLICANT/OWNER: PO Box 2996, Grain Valley, MO 64029

PROPERTY MANGER/RESPONSIBLE AGENT: Tyler Shirk, Bear BNB

PROPERTY MANAGER/RESPONSIBLE AGENT: 6103 Arlinton Avenue, Raytown, MO 64133

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed January 22, 2026
- Notification signs were posted on the property January 23, 2026

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.
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 1947 S. Belmont Place.

Current Zoning:	R-6 (Single-Family Residential)
Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-1b (Agricultural) Prior to 1980: R-1 (Single-Family Residential)
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 1963 and was assigned the R-1 (Single-Family Residential) zoning designation in 1965. Lot 39 of Highleah was platted that same year. The 1960's-era home was re-labeled as R-1b (Single-Family Residential) in 1980 and re-labeled R-6 (Single-Family Residential) with the adoption of Unified Development Ordinance (UDO) in 2009. The property is not currently operating as a Short-Term-Rental.

Physical Characteristics of Property:

The property is approximately 8,712 square feet in area. The 2,091-square foot dwelling is a raised ranch with a two-story rear addition and a two-car wide driveway and garage. Further, it has another single-car wide driveway on the south side of the property. The lot has an open front lawn, a rear deck and a small backyard given the house addition. The main floor of the house has a living room, kitchen, dining room, master bedroom with a bathroom, two additional bedrooms, bathroom, and family room. The rear level has a utility room, bedroom (with a fire escape window), laundry room, bathroom and garage. The second floor of the addition has another family room, den and bathroom.

Characteristics of the Area:

The property is located in a 1960's era subdivision of modest homes. The house, on a cul-de-sac, is about four blocks north of E. 23rd Street S.

Parking:

The property has a two-car driveway and garage and another single-car driveway. The driveways allow parking for the required four spaces. One vehicle can park in the street.

Unruly Guest/Security:

Guests will not be allowed to have parties or events. The noise management plan shall comply with all city regulations and include a noise monitoring device. Quiet hours will be posted in the house rules book, posted in the common area and kitchen, notified online upon registering and through direct communication upon obtaining access information.

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 in the main living area.

- **Trash Removal** – The applicant has indicated a subscription to AAA Trash Service. Refuse is collected on a weekly basis on Fridays.
- **Property listing** - The property will be listed on AirBNB, VRBO, Booking.com, Expedia, Bear BNB website and the Patel Group Real Estate website.
- **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 Area Map
4. Notification Addresses
5. Affidavit
6. Floor Plan
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

1947 Belmont Pl Independence MO 64057

STR License

Submitted

Application number

A00176

Application date

2025-12-22

Applicant name

Nilesh Patel

> Collapse details

Submitted

Send license

Edit

Property Address

1947 BELMONT PL INDEPENDENCE MO 64057

Parcel Number

25410030800000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

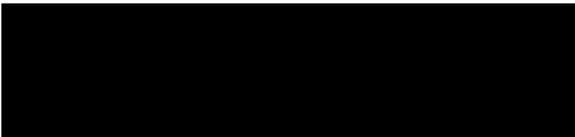
Nilesh

Last Name

Patel

Company Name

Jasmine Investments Inc.



Property Owner(s)

Property Owner #1

First Name

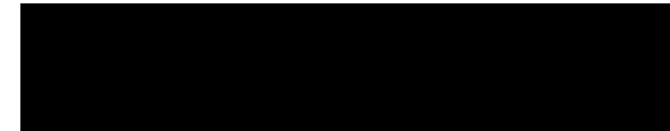
Nilesh

Last Name

Patel

Company Name

Jasmine Investments Inc.



Property Manager

First Name Last Name Company Name
Tyler Shirk BearBNB



Responsible Agent

First Name Last Name Company Name
Tyler Shirk BearBNB



Verification Documents

Floor Plan

[floor_plan_2025-12-22-175247.pdf](#)

Evacuation Plan

[fire_safety_2025-12-22-175247.pdf](#)

Parking Plan

[parking_spaces_2025-12-22-175247.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?

8

What is your proposed total occupancy?

10

Is street parking allowed?

Yes

Please provide your Noise Management Plan: ^

Noise management plan shall comply with all city regulations including a noise monitoring device. Quiet hours posted in the house rules book, posted in the common area and kitchen, notified online upon registering and through direct communication upon obtaining access info.

Please provide your Trash Disposal & Collection Plan: ^

Trash services to be provided by AAA Trash Service or any equivalent city approved trash vendor. Trash pickup date to be Friday's.

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

AirBNB, VRBO, Booking.com, Expedia, BearBNB website, Patel Group Real Estate website

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: January 20, 2026

Case Number: 26-400-04

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: 1947 S. Belmont Place

Total Maximum occupancy: Eight (8) total (not including under five years of age)

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Nilesh Patel

Phone: [REDACTED]

Planning Commission Meeting Date: February 10, 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 816-325-7823.

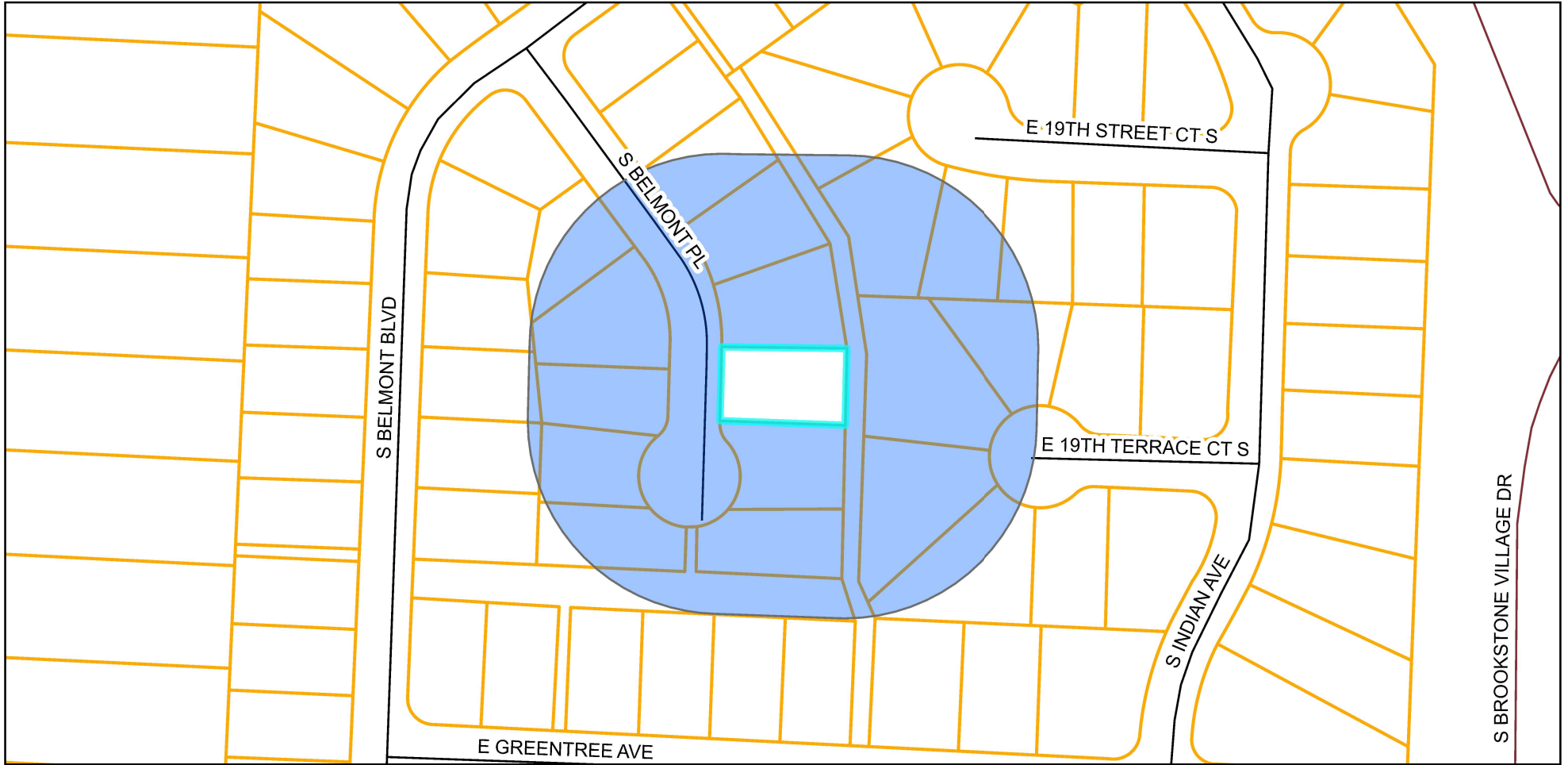
Brian L. Harker

Brian L. Harker
Planner



Notification Area Map

1947 Belmont Pl

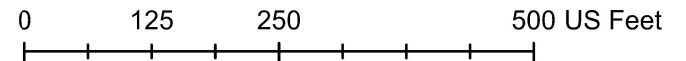
Case #26-400-04



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: February 10, 2026



Property Address	Property Owner	Owner Address	City	State	ZIP Code
17600 E 19TH TERRACE CT	RUCKER LAWRENCE & RAYNELLE	17600 E 19TH TER COURT S	INDEPENDENCE	MO	64057
17601 E 19TH CT	MAYFIELD EDMOND L	17601 E 19TH CT S	INDEPENDENCE	MO	64057
17601 E 19TH TERRACE CT	GARCIA TERCERO LIGIA PATRICIA	17601 E 19TH TER CT S	INDEPENDENCE	MO	64057
17604 E 19TH TERRACE CT	STEHWIEN D ROBIN & CONSTANCE F	17604 E 19TH CT S	INDEPENDENCE	MO	64057
17605 E 19TH CT	TRAMMELL RICK C	17605 E 19TH STREET CT S	INDEPENDENCE	MO	64057-2128
17605 E 19TH TERRACE CT	ANDREWS VALERIE J	17605 E 19TH TER CT S	INDEPENDENCE	MO	64057
17609 E 19TH CT	CARPENTER KENNITH A	17609 E 19TH CT S	INDEPENDENCE	MO	64057
17613 E 19TH CT	WILSON PATRICIA P	PO BOX 174	INDEPENDENCE	MO	64051-0174
1931 S BELMONT BLVD	ASHRAFI MANOOICHEHR	1931 S BELMONT BLVD	INDEPENDENCE	MO	64057
1932 S BELMONT PL	WHITEHEAD ALEXANDER WAYNE	1108 SW 21ST ST	BLUE SPRINGS	MO	64015
1935 BELMONT PL	LOPEZ KEVIN & DAVINA	1935 S BELMONT PL	INDEPENDENCE	MO	64057
1935 S BELMONT BLVD	WALZ ADAM T	1935 BELMONT BLVD	INDEPENDENCE	MO	64057
1936 S BELMONT PL	WARNOCK SUSIE R	1936 BELMONT PL	INDEPENDENCE	MO	64057
1939 S BELMONT PL	REYNOLDS CHRISTOPHER	1939 BELMONT PL	INDEPENDENCE	MO	64057
1943 S BELMONT PL	DOWNEY AMBER K	1943 BELMONT PL	INDEPENDENCE	MO	64057
1947 S BELMONT PL	JASMINE INVESTMENTS INC	1106 SW FOXTAIL DR	GRAIN VALLEY	MO	64029
2000 S BELMONT PL	DIMAN W A AND SARAH A	2000 BELMONT PL	INDEPENDENCE	MO	64057
2001 S BELMONT BLVD	WHISLER-RODRIGUEZ PAULINE M	2001 BELMONT BLVD	INDEPENDENCE	MO	64057
2001 S BELMONT PL	TOTTY SARA A	2001 S BELMONT PL	INDEPENDENCE	MO	64057
2004 S BELMONT PL	QUALITY SERVICE OF KANSAS CITY LLC	PO BOX 212	BLUE SPRINGS	MO	64013
2005 S BELMONT PL	FIZER CODY ROY & ASHLEY GRAFFAM	10366 N SKILES CT	KANSAS CITY	MO	64157
2007 S BELMONT BLVD	HIGHLEAH HOME OWNERS ASSN	17000 E KENTUCKY ST	INDEPENDENCE	MO	64050
NO ADDRESS ASSIGNED BY CITY	HIGHLEAH HOME OWNERS ASSOC	17000 KENTUCKY RD	INDEPENDENCE	MO	64050

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-04

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 22nd day of January, 2026.

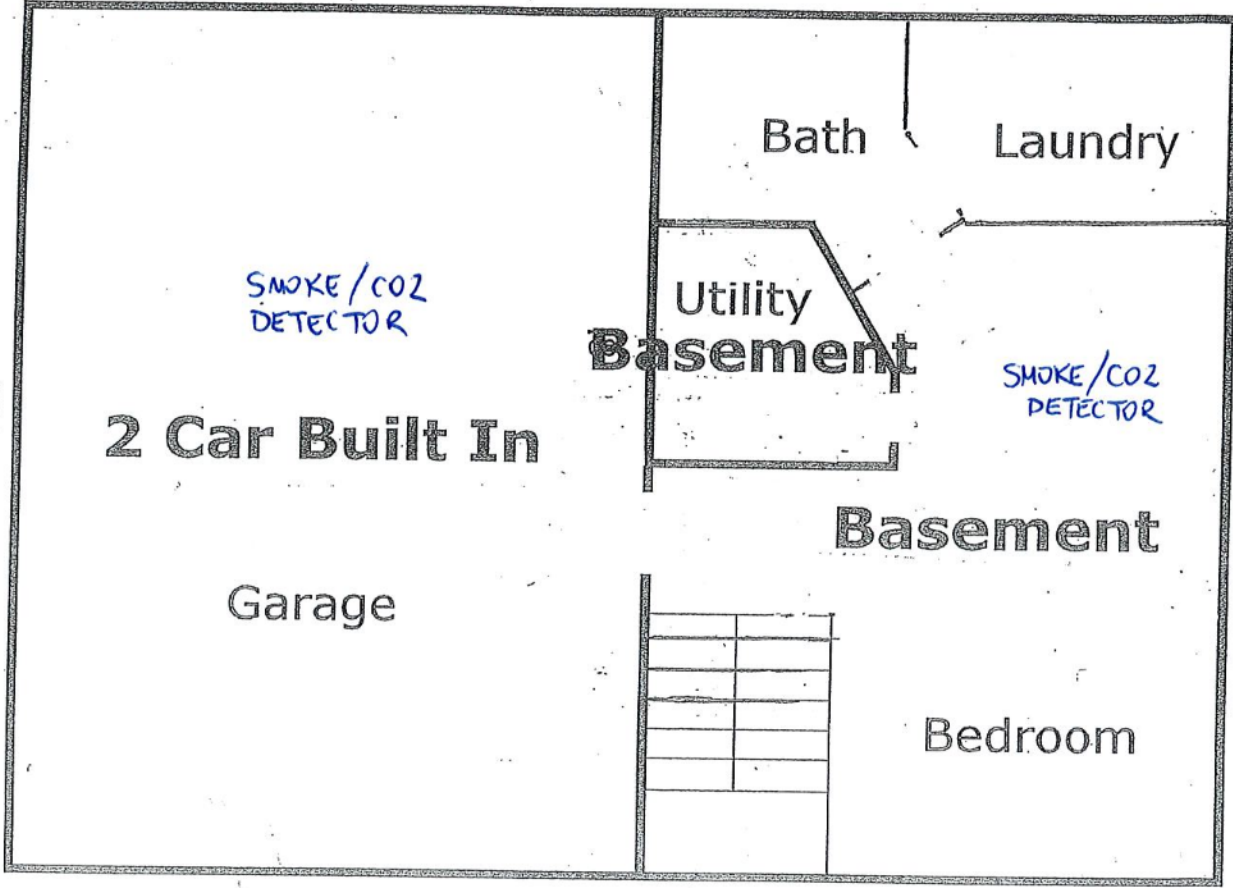
Jodi Baker
Signature of Agent, Owner or Attorney

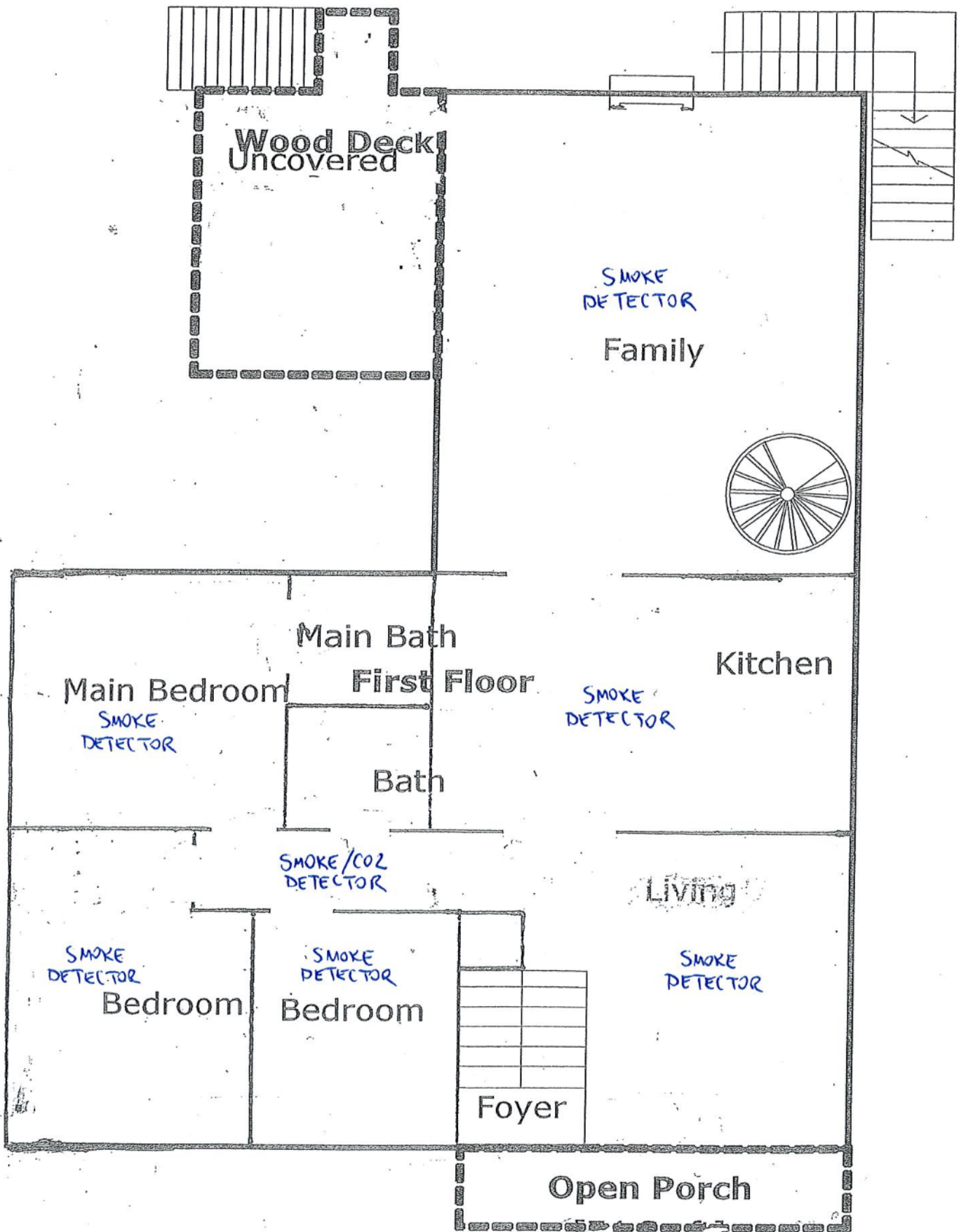
Subscribed and sworn to before me this 22 day of January, 2026.

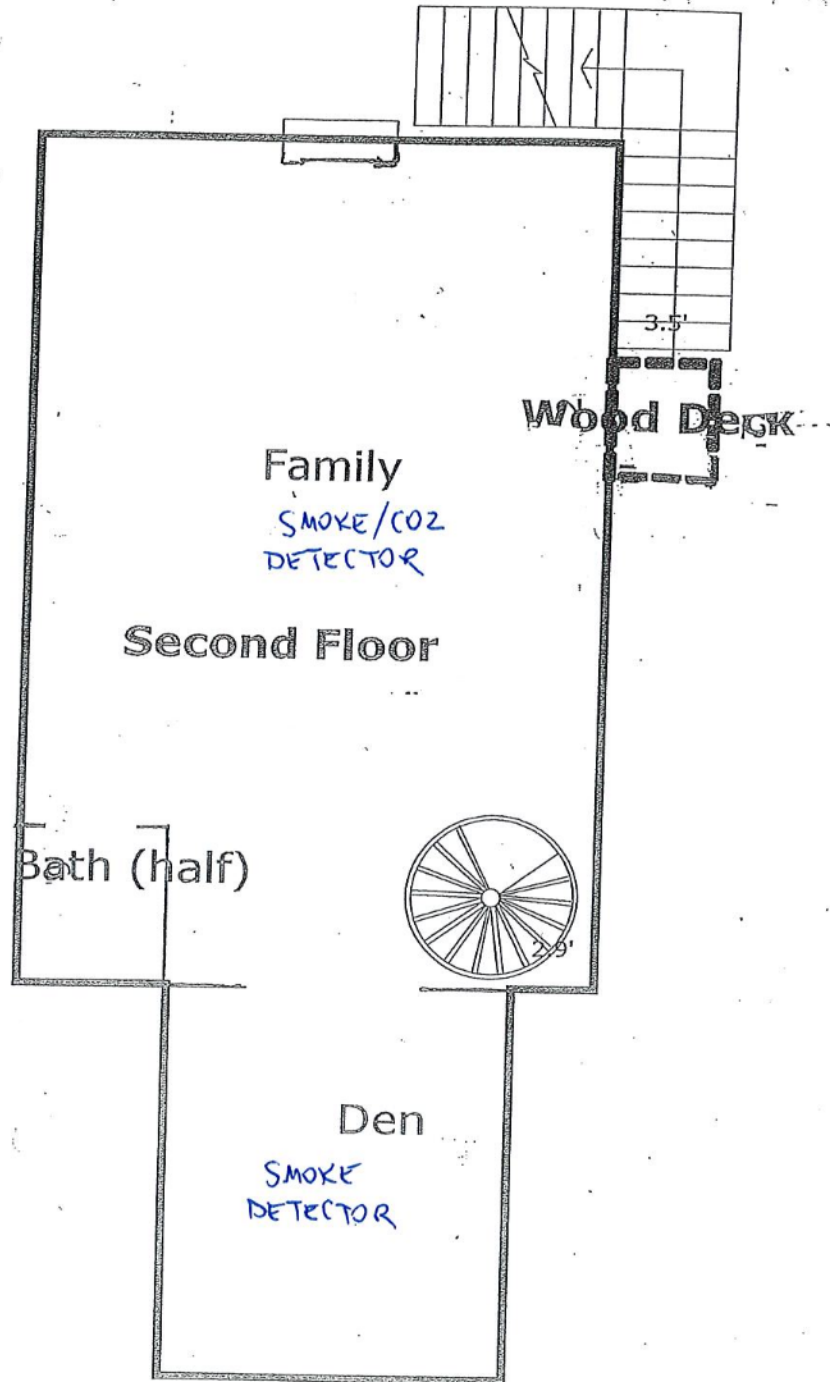
Miranda L Rice
Notary Public

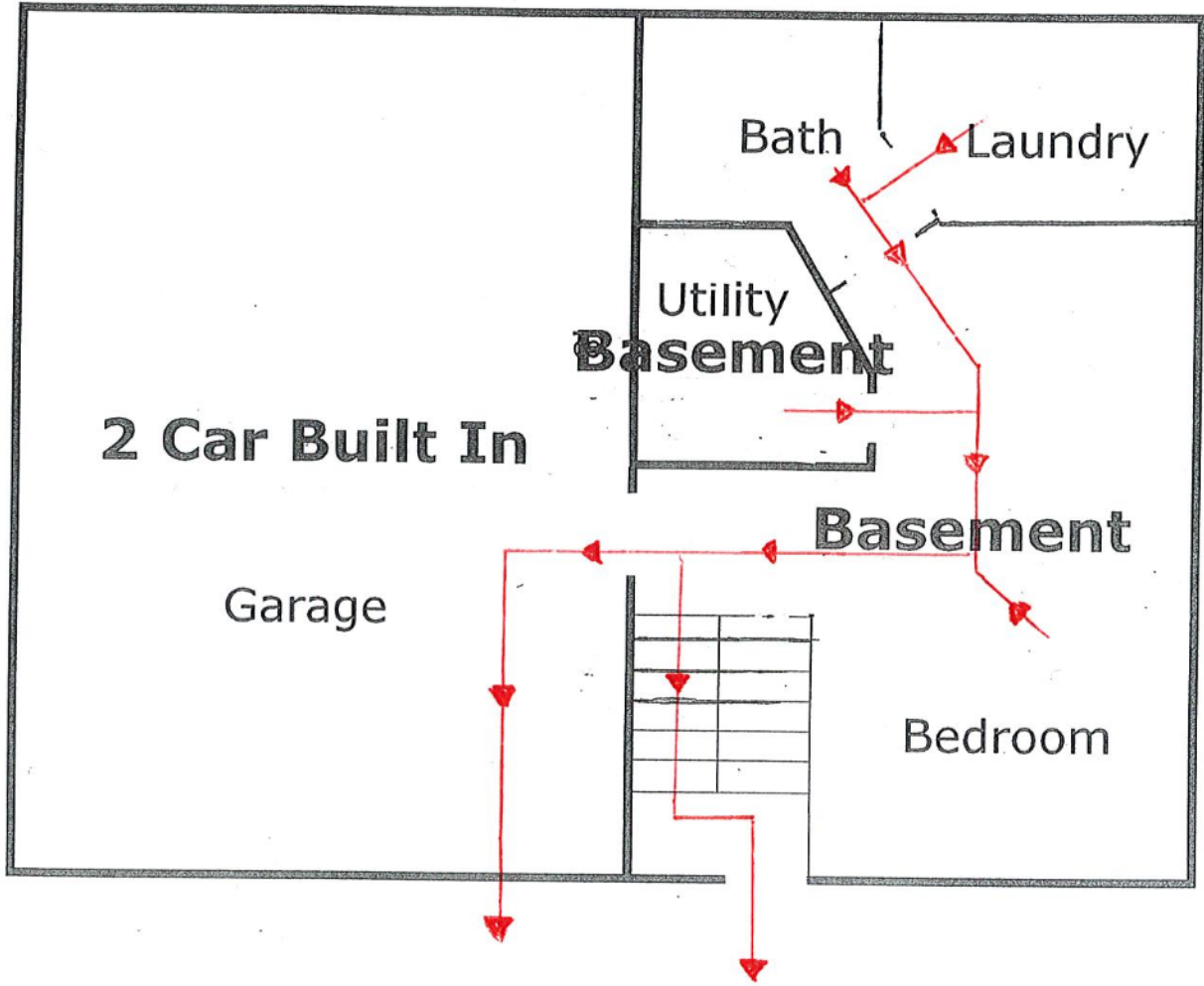
March 12, 2028
Commission Expiration Date

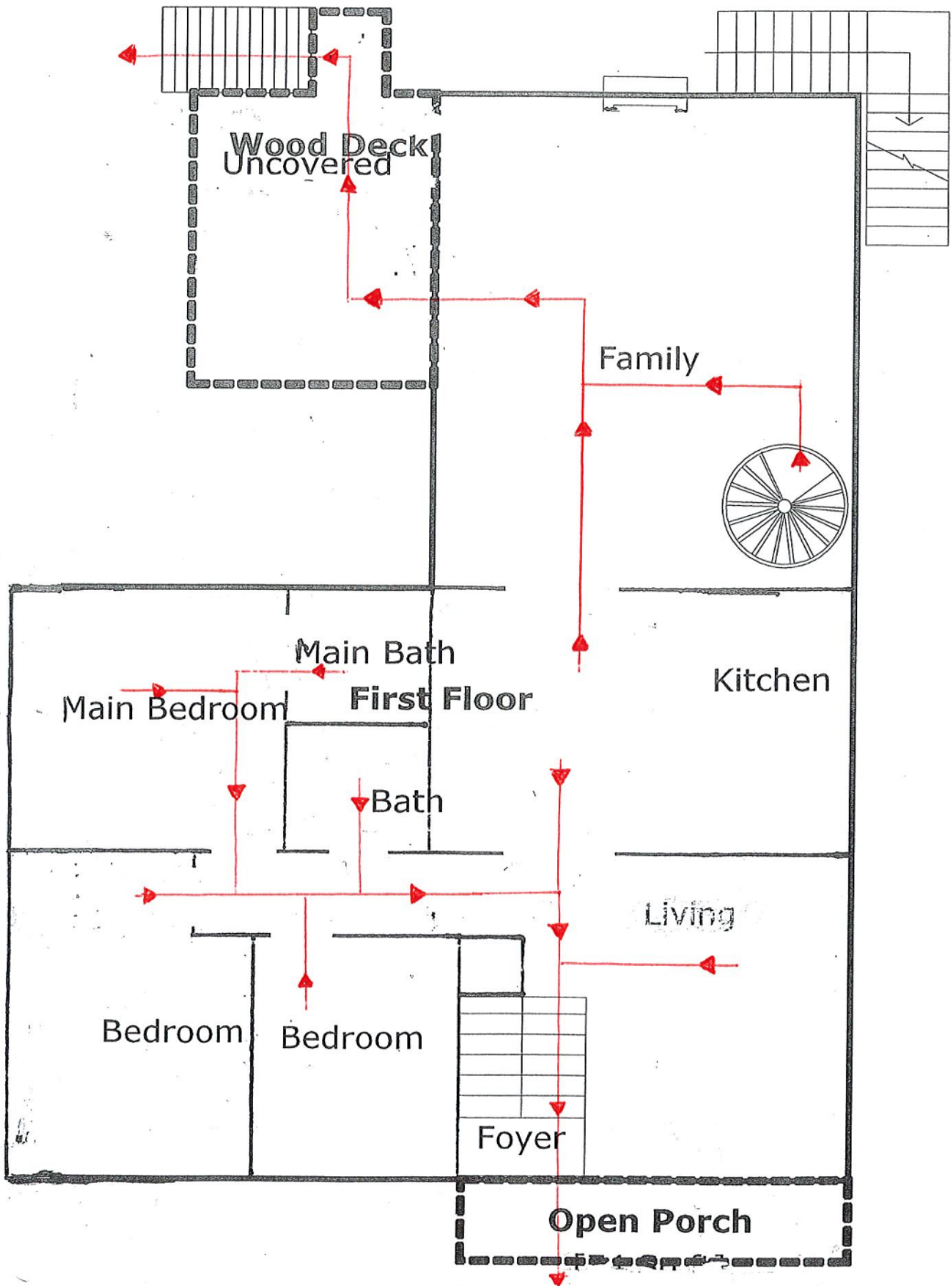




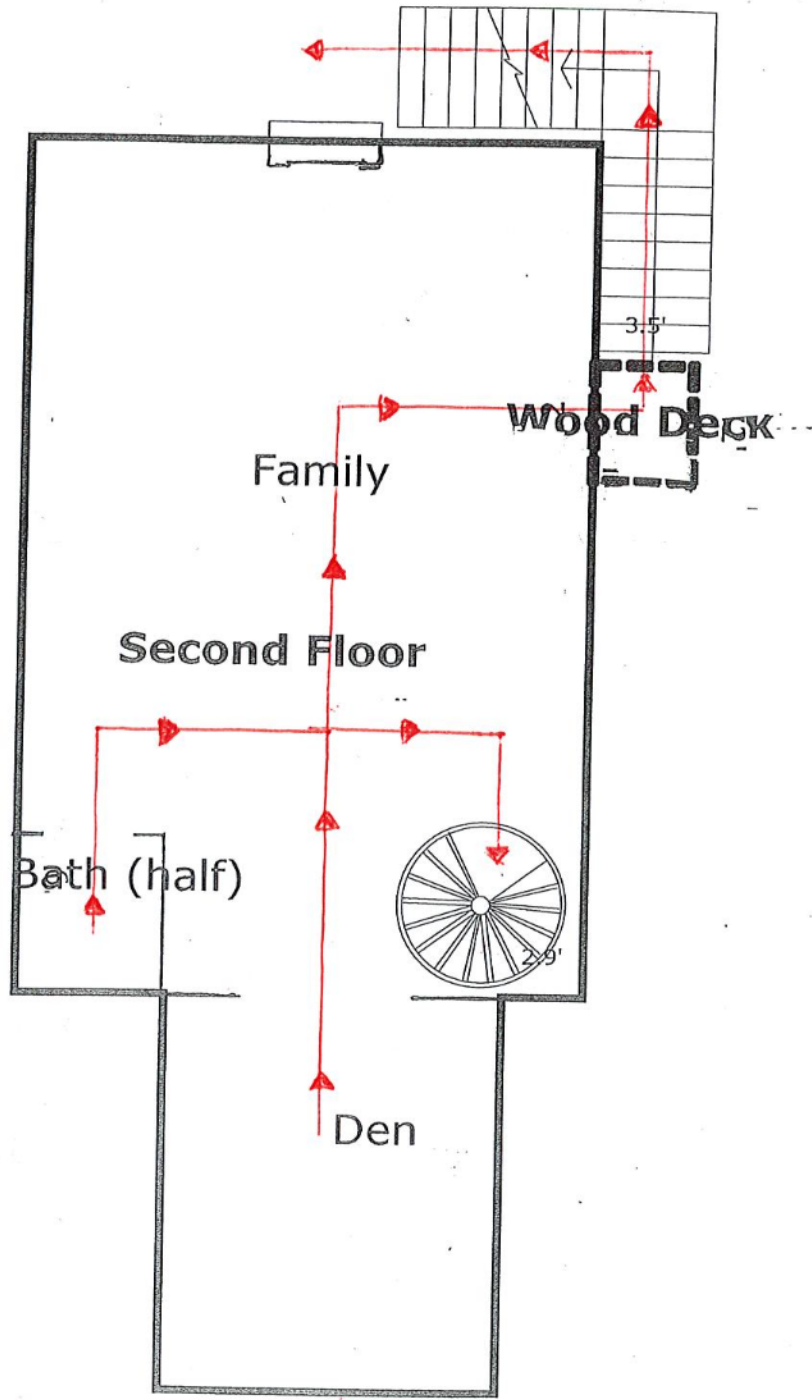








Covered



1943

2 CAR
GARAGE

1947

4 CAR
DRIVEWAY

2 CAR
DRIVEWAY

2001

Belmont Pl



1931

1936

35

1940

1943

1947

2000

2001

2004

2005

2007

17604

17600

17601

17605

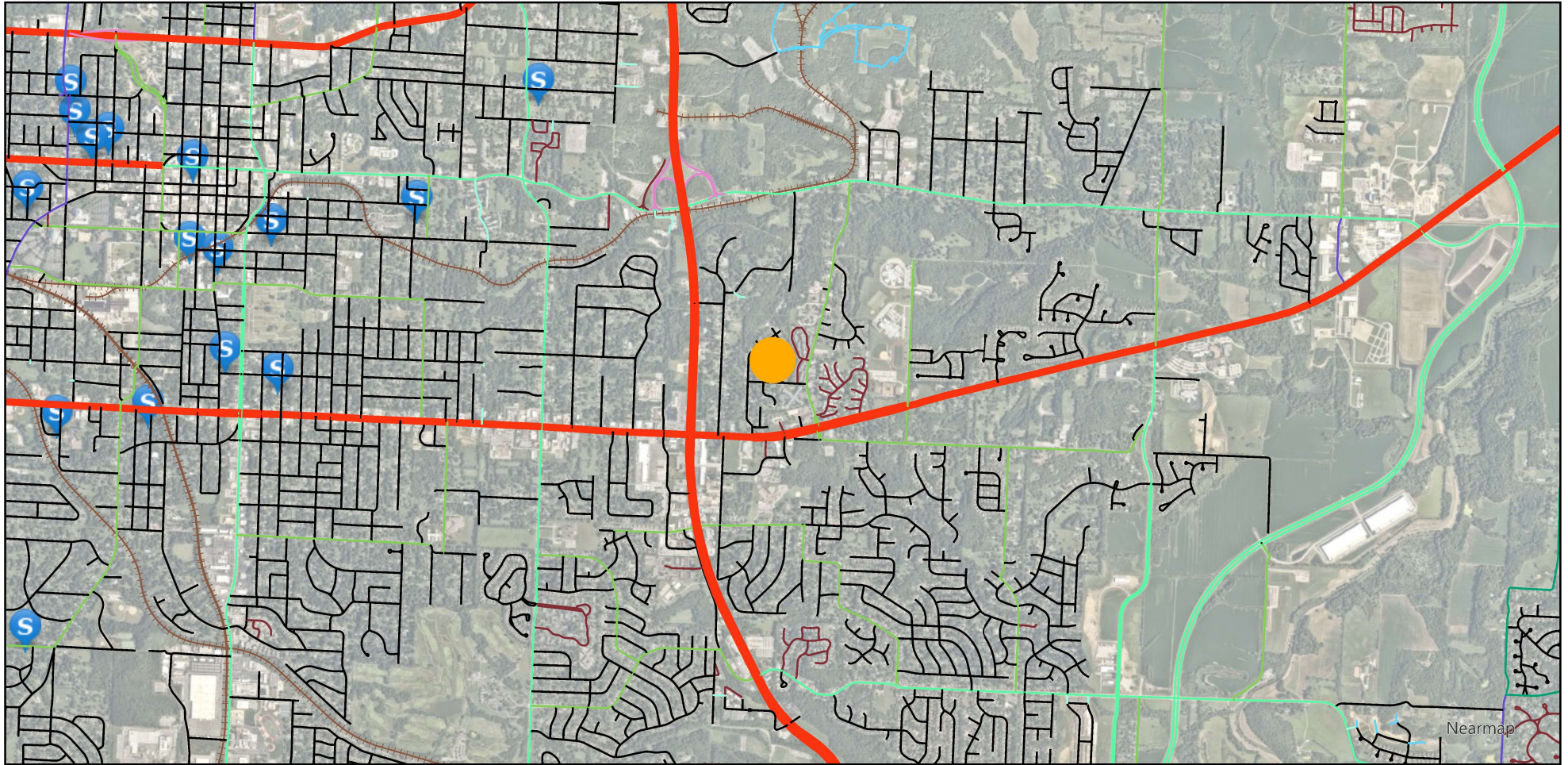
B DELMONT PL

DRIVEWAYS



Nearest Short Term Rental

1947 S Belmont Pl

Case #26-400-04



Legend

-  Short Term Rentals
-  Subject Site

0 2,500 5,000 10,000 US Feet

Prepared For: Planning Commission
Meeting Date: February 10, 2026



MEETING DATE: February 10, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: 3509 S. Maybrook Avenue – Short-Term Rental

CASE NUMBER/REQUEST: Case 26-400-05 – Short-Term Rental – 3509 S. Maybrook Avenue – A request to operate a Short-Term Rental.

PROPERTY ADDRESS: 3509 S. Maybrook Avenue

APPLICANT/OWNER: Charles Zimmerman

APPLICANT/OWNER: 9215 N. Holly Street, Kansas City, MO 54155

PROPERTY MANGER/RESPONSIBLE AGENT: Stormie Pryor

PROPERTY MANAGER/RESPONSIBLE AGENT: 3510 S. Maybrook Avenue

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed January 22, 2026
- Notification signs were posted on the property January 23, 2026

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.
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 3509 S. Maybrook Avenue.

Current Zoning:	R-6 (Single-Family Residential)
Current Use:	Single-Family Residence
Former Zoning:	Prior to 2009: R-1b (Agricultural) Prior to 1980: R-1 (Single-Family Residential)
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 and assigned the R-1 (Single-Family Residential) zoning designation. The property was reclassified as R-1b (Single-Family Residential) in 1980, before Lot 63, Bramblewood, 2nd Plat was platted in 1987. The property was re-labeled R-6 (Single-Family Residential) with the adoption of Unified Development Ordinance (UDO) in 2009. The property is not currently operating as a Short-Term-Rental.

Physical Characteristics of Property:

The property is approximately 7,515 square feet in area. The 1,428-square foot dwelling is a ranch home with an exposed basement with a two-car wide garage and driveway. The property has a relatively flat rear yard and front lawn with two trees. On the main floor of the house is a living room, kitchen, dining room, master bedroom with a bathroom, two additional bedrooms, bathroom, laundry room and garage. The walkout basement has a family room, office, workshop, bedroom, and bathroom.

Characteristics of the Area:

The property is located in a 1980's era subdivision of moderate-sized homes. The house is about two blocks north of Crackerneck Road.

Parking:

The property has a two-car driveway with a two-car garage. The driveway allows parking for four vehicles. The guests will also have access to the garage. One vehicle can park on the street.

Unruly Guest/Security:

Quiet Hours will be posted inside the dwelling and a list provided to guests. During quiet hours, from 10:00 pm to 7:00 am on Sunday through Thursday, and 11:00 pm to 8:00 am, Friday and Saturday, no amplified music, loud TV's or loud outdoor activity is permitted. The quiet hours and penalties for noise will be posted inside. Violations will result in the responsible agent contacting the guests. Continued violations could result in the cancellation of the reservation and the police being called. The responsible agent lives nearby in the same neighborhood.

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 in the main living area.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service. Refuse is collected on a weekly basis on Thursdays.
- **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 four-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
7. Fire Safety Plan
8. Parking Plan
9. Nearest Short-Term Rental Map

3509 S Maybrook Ave Independence MO 64055

STR License

Submitted

Application number

A00177

Application date

2025-12-22

Applicant name

Stormie Pryor

> Collapse details

Submitted

Send license

Edit

Property Address

3509 S MAYBROOK AVE INDEPENDENCE MO 64055

Parcel Number

34310080500000000

Permit Held By

Property Manager

Rental Structure

Single family

Permit Holder

First Name Last Name

Stormie Pryor



Property Owner(s)

Property Owner #1

First Name Last Name

Charles Zimmerman



Property Manager

First Name Last Name
Stormie Pryor



Responsible Agent

First Name Last Name
Stormie Pryor



Verification Documents

Floor Plan

[floor_plan_2025-12-23-033416.pdf](#)


Evacuation Plan

[fire_safety_2025-12-23-033416.pdf](#)

Parking Plan

[parking_spaces_2025-12-23-033416.pdf](#)

Supplemental Questions

Collapse all 

What is the total number of bedrooms? 

4

Total number of parking spaces available on the property? 

10

What is your proposed total occupancy? 

10

Is street parking allowed? 

Yes

Please provide your Noise Management Plan: ^

1. Quiet Hours In accordance with residential expectations for noise control (and consistent with City Code sound control intent), the following quiet hours are posted inside the dwelling and provided to guests: Sunday-Thursday: 10:00 PM to 7:00 AM Friday-Saturday: 11:00 PM to 8:00 AM During quiet hours: No amplified music, loud TVs, or loud outdoor activity is permitted. Noise audible beyond the property line must be immediately reduced. Quiet hours and penalties for violating the noise ordinance will be posted prominently inside the property. 2. Guest Communication & Documentation 3. Resident & Neighbor Consideration 4. Enforcement & Penalty Protocol If a noise violation is detected or reported: First Notification: The Responsible Agent will contact guests and require immediate compliance. Second Notification: Continued violation may result in cancellation of the reservation without refund and/or involvement of local authorities. Documentation: All violations, notifications, and corrective actions will be logged. 5. Responsible Agent Name: Stormie Pryor 24/7 Availability: Yes Phone: 816-649-4137 Address: 3510 S Maybrook Ave Independence MO 64055 The Responsible Agent is within one hour of the property and capable of responding to any noise-related issues, as required by the City. Independence, MO 6. Posting & Signage The following shall be posted in a prominent location inside the STR prior to rental use: Responsible Agent contact information Short-term rental license number and address This satisfies the interior posting requirement for noise management. Independence, MO

Please provide your Trash Disposal & Collection Plan: ^

TEDS Trash/Every Thursday Pickup

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

Airbnb, VRBO

Resale Violations



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: January 20, 2026

Case Number: 26-400-05

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: 3509 S. Maybrook Avenue

Total Maximum occupancy: Eight (8) total (not including under five years of age)

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Stormie Pryor

Phone: [REDACTED]

E-Mail: [REDACTED]

Planning Commission Meeting Date: February 10, 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 816-325-7823.

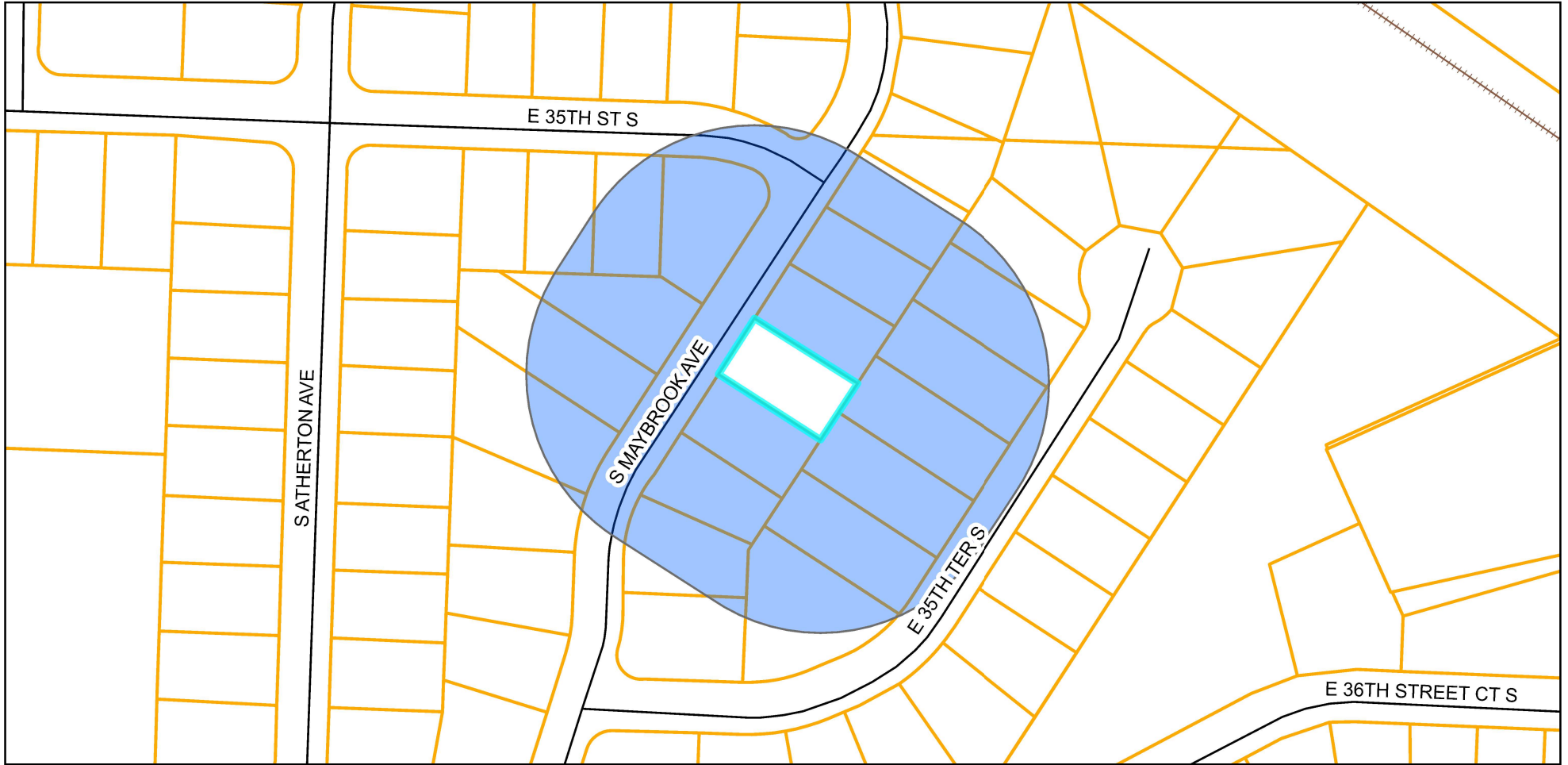
Brian L. Harker

Brian L. Harker
Planner



Notification Area Map

3509 S Maybrook Ave

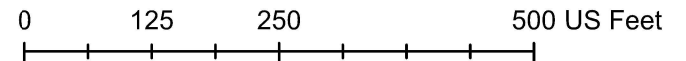
Case #26-400-05



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: February 10, 2026



Property Address	Property Owner	Owner Address	City	State	ZIP Code
17409 E 35TH ST	KELLY MICHAEL M & CHERYL A	17409 E 35TH ST	INDEPENDENCE	MO	64055
17413 E 35TH ST	PISANO MICHAEL ANGEL & JESSICA	1217 OAKLEY AVE S	KANSAS CITY	MO	64127-2413
17417 E 35TH ST	ALLEN KEITH LOREN	17417 E 35TH ST S	INDEPENDENCE	MO	64055
17504 E 35TH TER	BRUCE STEPHEN	12308 E 51ST ST	INDEPENDENCE	MO	64055
17508 E 35TH TER	MCCOIL MIKE	17508 E 35TH TER S	INDEPENDENCE	MO	64055
17512 E 35TH TER	RAINFORD SUSAN L	17512 E 35TH TER	INDEPENDENCE	MO	64055
17600 E 35TH TER	HAYNES TIMOTHY & DANIELLE	17600 E 35TH TER	INDEPENDENCE	MO	64055
17604 E 35TH TER	MORTON DOROTHEA A	17604 E 35TH TER S	INDEPENDENCE	MO	64055
17608 E 35TH TER	PRUETTING JOHN P JR & NORA J	17608 E 35TH TER	INDEPENDENCE	MO	64055
17612 E 35TH TER	HIGHLAND JACOB & HIGHLAND ERIN	8050 N HICKORY # 1421	KANSAS CITY	MO	64118
3420 S MAYBROOK AVE	BRYAN D STOCKTON TRUST DATED 05/05/2020	3420 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3425 S MAYBROOK AVE	VICK ANTHONY	3425 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3501 S MAYBROOK AVE	SMITH STEPHEN O & SHAUN	3501 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3505 S MAYBROOK AVE	SALUTO VINCENT J & TAMMY K	1 M ST	LAKE LOTAWANA	MO	64086
3509 S MAYBROOK AVE	SCASK LLC	9215 N HOLLY ST	KANSAS CITY	MO	64155
3510 S MAYBROOK AVE	PRYOR STORMIE R	3510 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3513 S MAYBROOK AVE	JOSEPH SIGI P	617 NE LAKE POINTE DR	LEES SUMMIT	MO	64064
3516 S MAYBROOK AVE	MILLER CHRISTOPHER H & REBECCA J	3516 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3517 S MAYBROOK AVE	LUNDY MARTHA J	3517 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3520 S MAYBROOK AVE	LAPPAT TOM D & B GAIL	3520 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3521 S MAYBROOK AVE	CASTRILLON LUIS ALFONSO	PO BOX 2109	INDEPENDENCE	MO	64055
3524 S MAYBROOK AVE	BRINKMEYER KATHRYN & SPENCER	3524 S MAYBROOK AVE	INDEPENDENCE	MO	64055
3525 S MAYBROOK AVE	FORREST DEBRA L	3525 S MAYBROOK AVE	INDEPENDENCE	MO	64055

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-05

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 22nd day of January, 2026.

Jodi Baker
Signature of Agent, Owner or Attorney

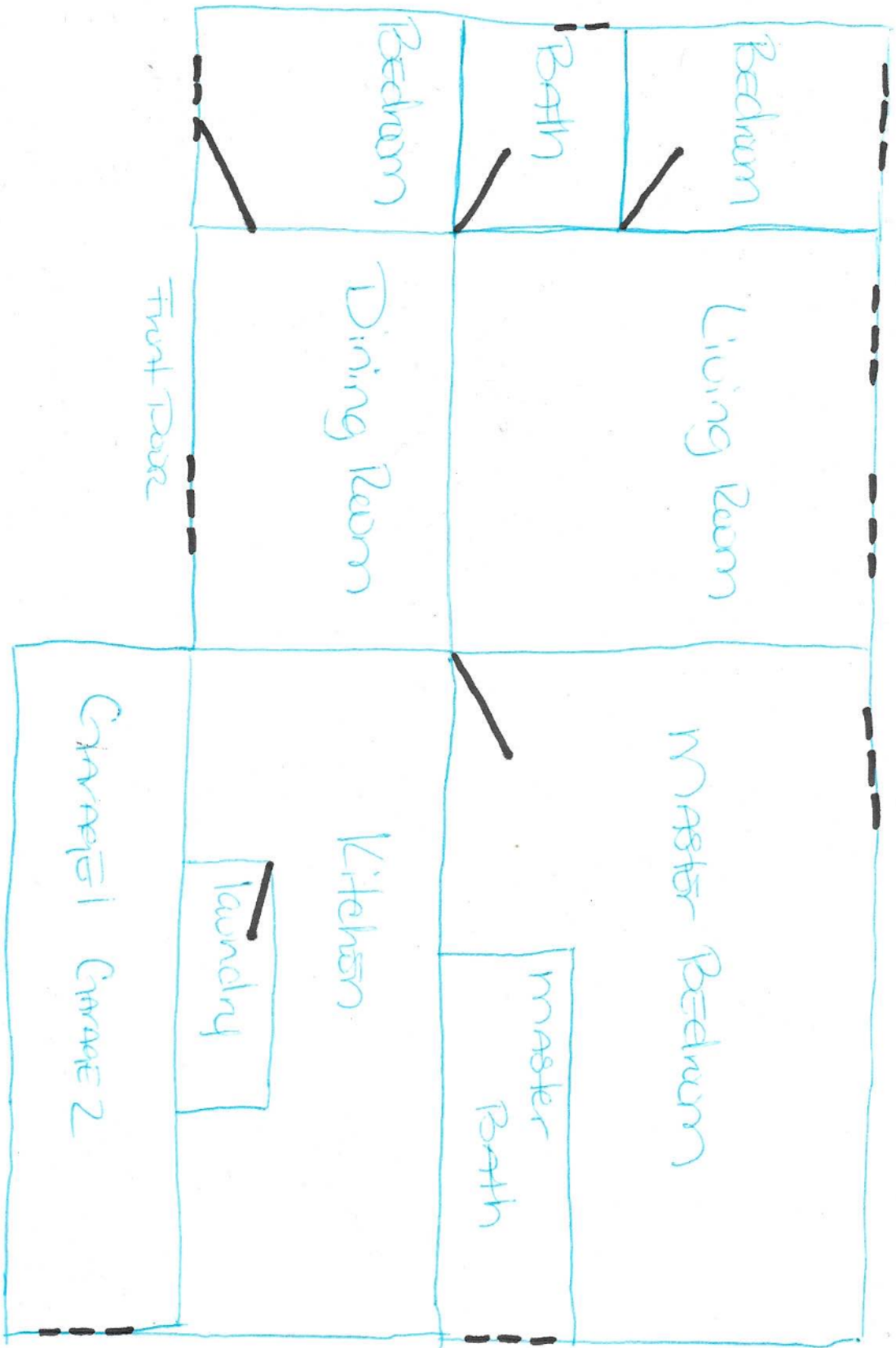
Subscribed and sworn to before me this 22 day of January, 2026.

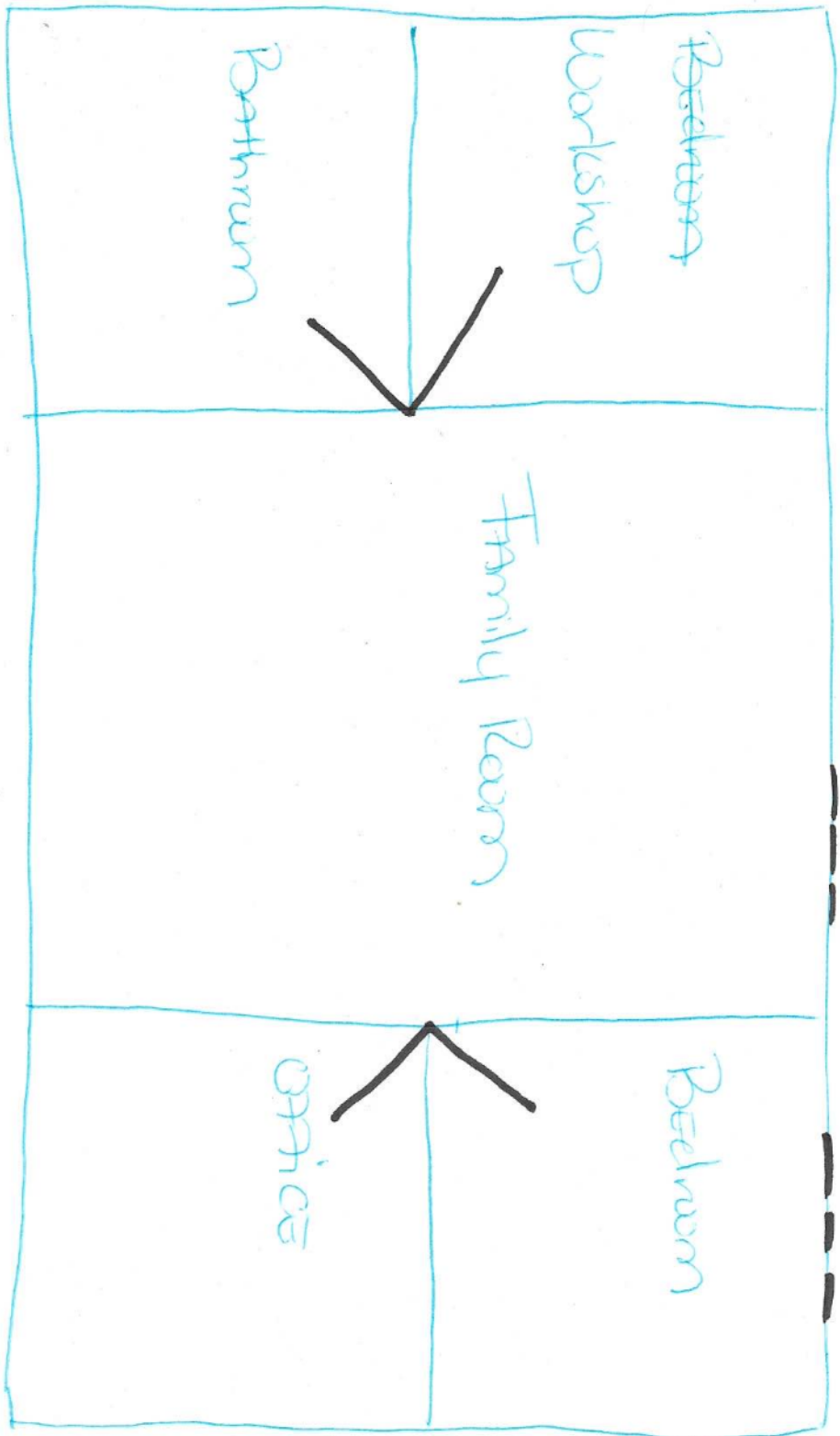
Miranda L Rice
Notary Public

March 12, 2028
Commission Expiration Date

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

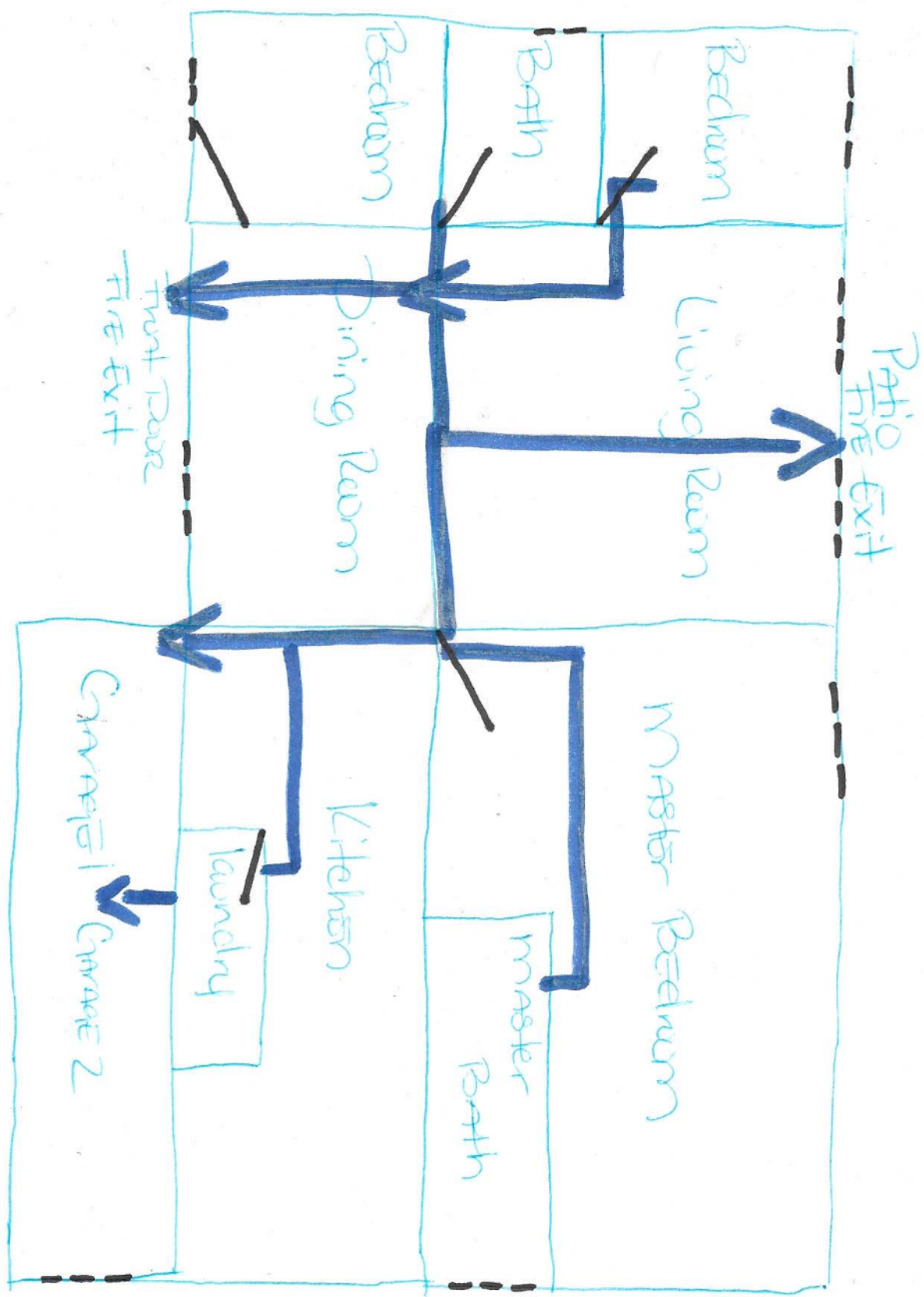
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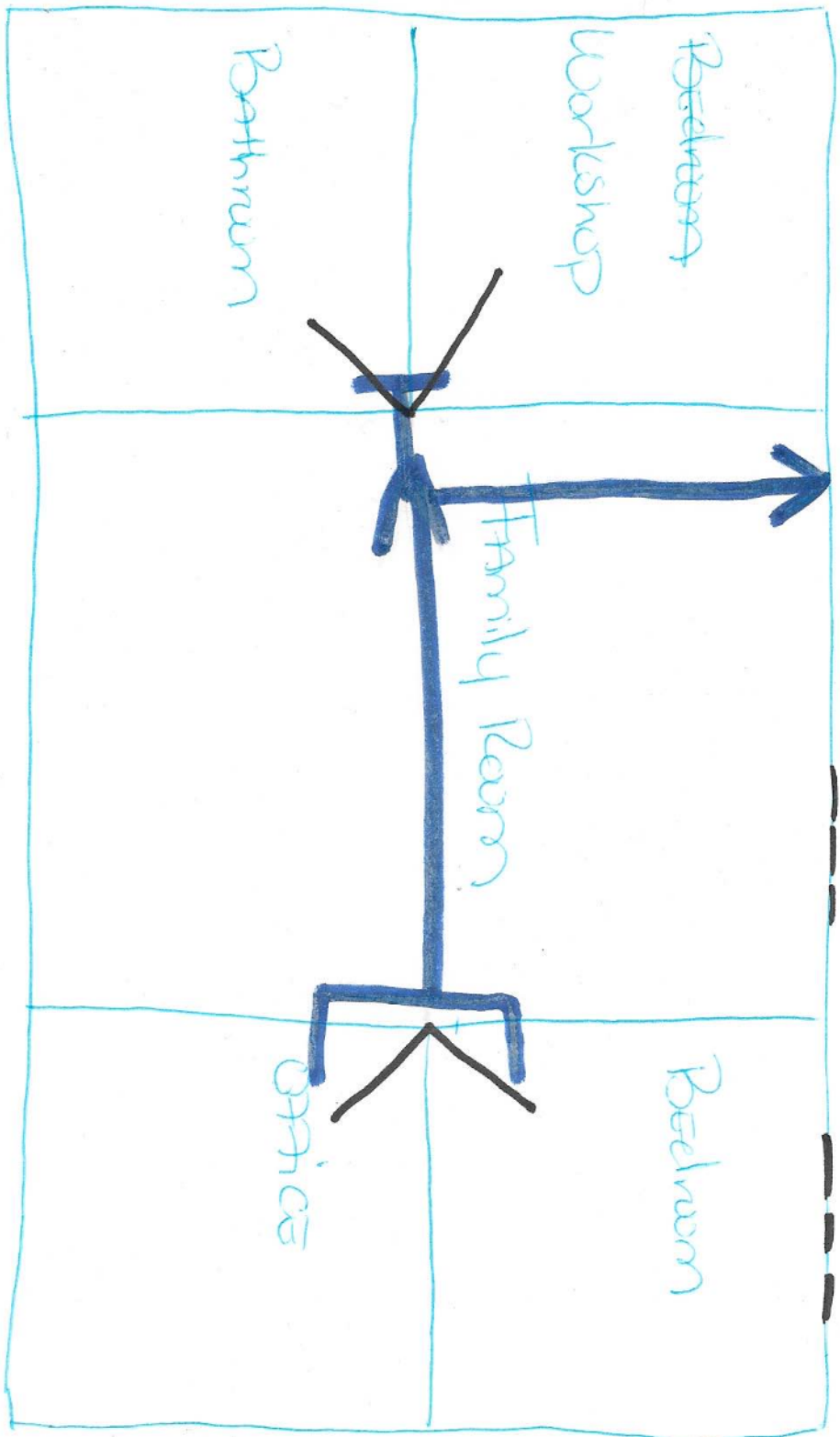




Basement
Door

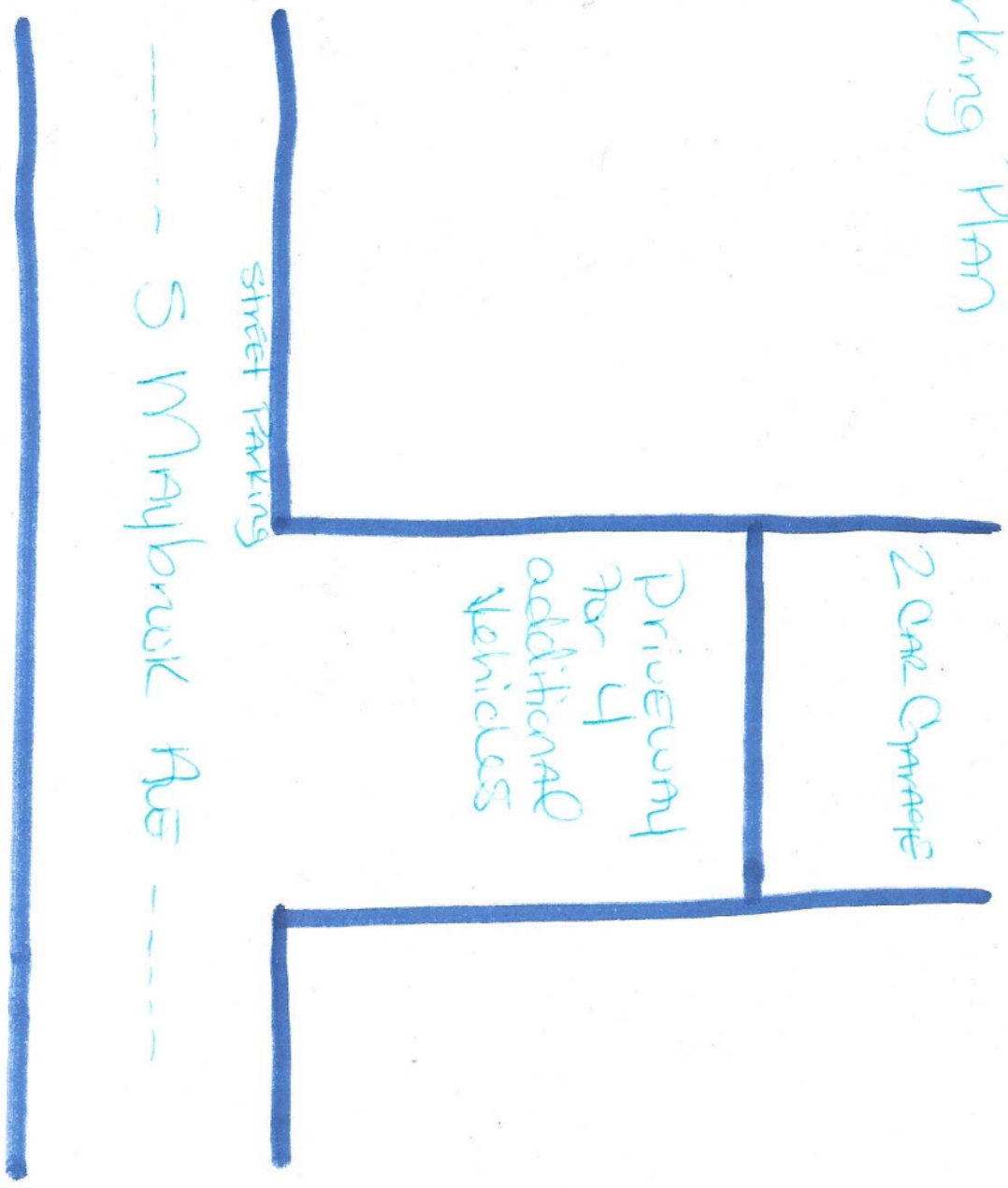
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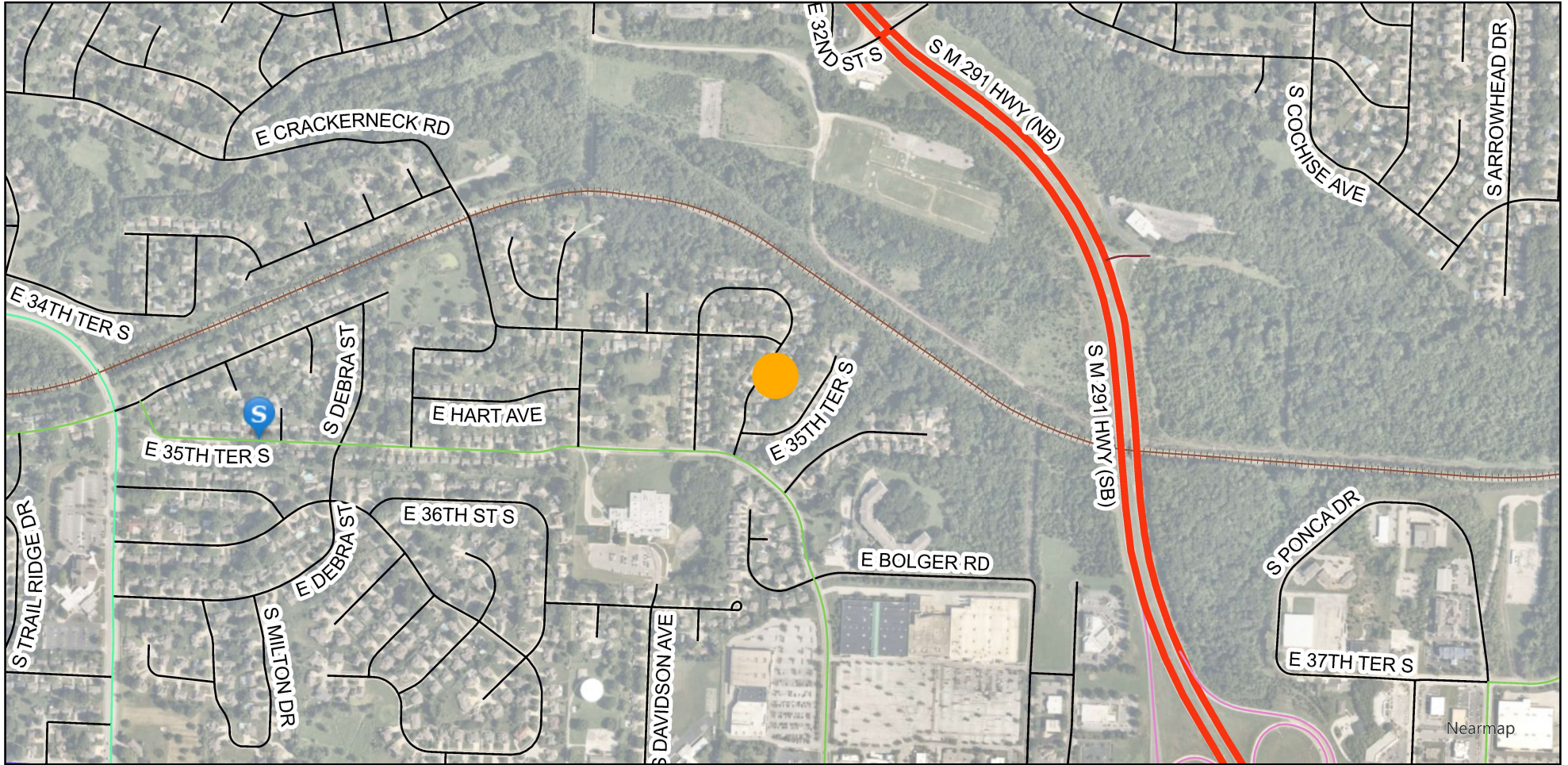
Parking Plan





Nearest Short Term Rental

3509 S Maybrook Ave

Case #26-400-05



Legend

-  Short Term Rentals
-  Subject Site

Prepared For: Planning Commission
Meeting Date: February 10, 2026

