



## Planning Commission

August 13, 2024 6:00 PM,  
City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

### CALL TO ORDER

### ROLL CALL

### CONSENT AGENDA

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

1. Planning Commission Minutes – July 23, 2024

### CASES TO BE CONTINUED - STAFF RECOMMENDS THESE CASES BE CONTINUED TO THE SEPTEMBER 10, 2024 MEETING.

1. **Continued Case 24-100-12 – Rezoning – 21101 E. 78 Hwy** - A request by Carajoto, LLC to rezone the property from R-6 (Single Family Residential) to I-1 (Industrial).
2. **Continued Case 24-150-01 – Comprehensive Plan Amendment – 21101 E. 78 Hwy** – A request by Anthony Privitera to amend the Future Land Use Plan map for 21101 E. 78 Hwy.

### PUBLIC HEARINGS

1. **Continued Case 24-125-08 – Rezoning/PUD – 2710 S. Westport Road** – A request by Rosemary Hoover to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a preliminary development plan.

## **OTHER BUSINESS**

1. **Case 24-400-16 – Short-Term Rental – 601 S Main Street** – A request by Nicholas Brady to operate a Short-Term Rental.
2. **Case 24-400-17 - Short-Term Rental – 3021 S Ralston Ave** – A request by Terimbere Holdings LLC to operate a Short-Term Rental.
3. **Case 24-400-18 - Short-Term Rental – 4444 S. College Ave** – A request by Shawn Foster to operate a Short-Term Rental.
4. **Case 24-400-19 - Short-Term Rental – 2311 S. Norwood Ave** – A request by Sadie Redmond to operate a Short-Term Rental.

## **ELECTION OF OFFICERS**

## **ROUNDTABLE - NEXT MEETING AUGUST 27, 2024**

## **ADJOURNMENT**



## Planning Commission Minutes

July 23, 2024 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 7/23/2024, in the 111 E Maple Ave City Council Chambers, 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, Cindy McClain, Virginia Ferguson, Jose Torres. Absent - Dan O'Neill.

### 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.

### Motion

Commissioner Laurie Dean Wiley made a motion to approve the Consent Agenda.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

1. Planning Commission Minutes – June 25, 2024 and July 9, 2024

### NOTE OF CASES WITHDRAWN

1. **Continued Case 24-200-05 – Special Use Permit – 4503 S. Chrysler Ave** – A request by Suita Diaz-Dawson to operate a Bed & Breakfast.
2. **Case 24-100-15 – Rezoning – 11222 E. Winner Road** – A request by Cheri Beavers to

rezone the property from R-6 (Single Family Residential) to R-12 (Two Family Residential).

**CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE AUGUST 13, 2024 MEETING.**

1. **Case 24-125-07 – Rezoning/PUD – Jackson Drive & R. D. Mize Road** – A request by Jim Pollard to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to C-2 (General Commercial) and R-12/PUD (Two-Family Residential/Planned Unit Development) and approving a preliminary development plan.

**Motion**

Commissioner Edward Nesbitt made a motion to continue the case to August 13, 2024.

Commissioner Laurie Dean Wiley seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 24-125-08 – Rezoning – 2710 S. Westport Road** – A request by Rosemary Hoover to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a preliminary development plan.

**Motion**

Commissioner Laurie Dean Wiley made a motion to continue the case to August 13, 2024.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

**PUBLIC HEARING**

1. **Case 24-100-16 – Rezoning – 15552 E. US 24 Highway** – A request by Robert and Carolyn Rogers to rezone the property from C-2 (General Commercial) and R-6 (Single Family Residential) to R-6 (Single Family Residential).

**Staff Presentation**

Josh Garrett presented the case. Mr. Garrett presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

**Applicant Comments**

Melanie Rogers, 15552 E. US 24 Highway, stated her mother owns the property. She gave a history on the property and said her mother used to be a hairdresser and used this property for her business. Ms. Rogers said she started living at this property and they no longer plan to use this property for business purposes.

In response to Commissioner Nesbitt's question, Mr. Arroyo said staff can work with Ms. Rogers on if the carport is allowed to stay or be moved to another part of the property.

In response to Commissioner Wiley's question, Mr. Garrett stated the zoning code does not



allow more than 40% of a paved yard, but if approved, this property would be grandfathered in.

**Public Comments**

No public comments.

**Motion**

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

**ROUNDTABLE - PLANNING COMMISSION ESSENTIALS MARC TRAINING & NEXT MEETING  
AUGUST 13, 2024**

Mr. Arroyo outlined upcoming Planning Commission training available for Commissioners.

Mr. Arroyo announced Planner Josh Garrett has taken a new position and this will be his last meeting. Commissioners and Mr. Arroyo thanked Mr. Garrett for his service and wished him well in his new position.

**ADJOURNMENT**

*The meeting was adjourned at 6:32 p.m.*

**MEETING DATE:** August 13, 2024

**STAFF:** Brian L. Harker, Planner

**PROJECT NAME:** Hoover Rezoning

**CASE NUMBER/REQUEST:** Continued Case 24-125-08 – Rezoning/PUD – 2710 S. Westport Road – A request by Rosemary Hoover to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a preliminary development plan.

**APPLICANTS/OWNERS:** Rosemay and Robert Hoover

**PROPERTY ADDRESS:** 2710 S. Westport Road

**SURROUNDING ZONING/LAND USE:**

**N/S/E/W:** R-6 (Single Family Residential)...single-family residences

**PUBLIC NOTICE:**

- Letters to adjoining property owners – July 19, 2024
- Public Notice published in the Independence Examiner – July 6, 2024
- Signs posted on property – July 6, 2024

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on September 16, 2024 and the public hearing/second reading on October 7, 2024.

### RECOMMENDATION

Staff does **NOT** recommend approval of this Rezoning/Preliminary Development Plan request.

If approved, the following condition should be included with the Preliminary Development Plan consisting of the attached PUD Site Plan:

1. The number of dwelling units in the existing buildings is limited to the two existing single family units.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:** – A request by Rosemary and Robert Hoover to rezone this property from R-6 (Single-Family Residential) to R-6/PUD (Single-Family Residential/Planned Unit Development) and approve a Preliminary Development Plan.

|                        |                                 |                         |                                                              |
|------------------------|---------------------------------|-------------------------|--------------------------------------------------------------|
| <b>Current Zoning:</b> | R-6 (Single-Family Residential) | <b>Proposed Zoning:</b> | R-6/PUD (Single-Family Residential/Planned Unit Development) |
|------------------------|---------------------------------|-------------------------|--------------------------------------------------------------|

|                                   |                              |                       |            |
|-----------------------------------|------------------------------|-----------------------|------------|
| <b>Current and Continued Use:</b> | Two single-family Residences |                       |            |
| <b>Residential Buildings:</b>     | 1,370-square feet            | <b>Property Size:</b> | 0.07 acres |
|                                   | 1,170-square feet            |                       |            |

**Zoning History**      1965 – 1980: R-1 (Single-Family Residential)  
                                  1980 - 2009: R-1b (Single-Family Residential)  
                                  2009 - Present: R-6 (Single-Family Residential)

## PROPERTY HISTORY

Apparently prior to the property being zoned to R-1 (Single-Family Residential) in 1965, the property had two single family residences. The legal nonconforming use was maintained for many years, including where the current owner (Mr. Hoover) requested and received a Letter of Legal Nonconformity. Subsequent to then, a tenant occupied the unit without power for more than six-months, negating the legal nonconformity. Thus, the property may now contain only one single-family residence.

In March of 2023, the applicants made an identical application. The application was recommended by the Planning Commission but was denied by the City Council. Given the deliberations by the City Council and the content and tenor the testimonies given last year, staff will not be recommending approval for this new application.

In addition, after the denial of the applicants' PUD case in 2023, the non-conformity of the property has not yet been corrected, an active violation on this property is being adjudicated and has been continued to November.

## PROPOSAL

To occupy the rear residence requires a zoning designation allowing two residential structures; a use not allowed in R-12 (a duplex district) and only permitted in R-18/PUD and R-30/PUD (which are planned apartment districts). A R-6/PUD can be tailored to allow the property to have two single-family structures, but no multiple-family structures.

## PHYSICAL CHARACTERISTICS OF PROPERTY

The property's depth is roughly twice its width. The principal house, at the front of the lot, sets approximately 80 feet off-of the right-of-way to the north of the existing asphalt driveway, which cuts across the length of the lot. The other house lies to the west of the front residence about 45 feet. Further west, two garages lie to either side of the driveway at the northwest and southwest corners of the property. Most of the southern portion of the property between the southwest garage and the roadway is a large expanse of lawn.

## CHARACTERISTICS OF THE AREA

The house sets in a neighborhood largely constructed in the 1950's. The house located immediately to the north is a split-level with a two-car garage. Across the street is a large ranch with a side entry garage. A small white house lies to the south. All these surrounding residences set on large lots.

## ANALYSIS

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

An objective of the Independence for All Strategic Plan is 'Build new housing units to fill a market need'. Although this application does not result in more housing units, it does request to preserve the second residence on the lot.

### **Comprehensive Plan Guiding Land Use Principles:**

This site, along with all the properties in the vicinity, is designated for 'Residential Established Neighborhoods' by the City's Comprehensive Plan. Such areas will feature a variety of single-family detached homes, duplexes and multi-family dwellings.

### **Historic and Archeological Sites:**

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

### **Public Utilities:**

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

### **CIP Investments:**

There are no City capital improvement projects (CIP) planned for this area.

### **Zoning:**

As noted previously, this site has had single-family zoning since at least 1965. Permitted R-6 uses include single-family homes, churches, schools, home-based child-care centers, government buildings, parks, cemeteries, home gardens, and field crops. If zoned a Planned Unit Development (PUD) district, there could be flexibility in the number of residences allowed on this lots.

### **Parking and Driving Surface:**

The existing legal nonconforming driveway is not being expanded.

## 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 reflects this Residential Established Neighborhood use, and it will "Protect and enhance the viability, livability, and affordability of the City's residential neighborhoods..." This rezoning is a mechanism to resolve the nonconforming issue but isn't proper planning or land development.*

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 its not new development, but it could "ensures that development can be conveniently, efficiently and economically served by existing and planned utility services."*

3. **The nature and extent of Common Open Space in the PUD.**

*There is no open space provided with this application.*

4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**  
*There is no open 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 open 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 project proposes little to no adverse effect to traffic or the street network in the vicinity of the project. No changes to the site layout are proposed. This rezoning is a mechanism to resolve the nonconforming issue but isn't proper planning or 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 had two (and at times three) residences for many years, if rezoned, it is not expected that adverse impacts would occur on the 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 with two single-family structures on one lot requires R-6/PUD zoning because R-12 zoning is for duplexes and R-18/PUD and R-30/PUD zoning permits multiple family structures. This rezoning is a mechanism to resolve the nonconforming issue but isn't proper planning or land development.*
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 will continue to be under the same ownership.*

## **EXHIBITS**

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

5-29-2024

To: Planning Commission

The property located at 2710 S. Westport Rd. currently has 2 residences on it. This situation has existed for many years. We were requested by the City to pursue re-zoning of this property from R-6 to a proposed zoning to R-6/PUD to accommodate these two existing houses.

Rosemary Hoover

**Application Type (check all that apply)**

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

**Project Information and Location**

Project Name \_\_\_\_\_

Project Address/Location 2710 Westport Rd., Indep., MO. 64052

Sq. Ft. of Building R-6 Acreage 0.70 Number of Lots/Tracts 1 Steam Buffer (Yes or No) NO

Existing Zoning R-6 Proposed Zoning R-6/PUD Existing Land Use Two - single Family Proposed Land Use Two - single Family

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

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

**Contact Information**

|                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Applicant</b><br><u>Rosemary Hoover</u><br>Name Company<br><u>3365 Blue Ridge Blvd</u><br>Address<br><u>Independence, MO. 64052</u><br>Phone <u>816-254-8686</u> Email <u>rhoover1000@gmail.com</u><br>Architect/Engineer/Surveyor/Other: _____ |  | <b>Owner</b><br><u>Robert E. Hoover</u><br>Name Company<br><u>3365 Blue Ridge Blvd, Indep. MO</u><br>Address <u>64052</u><br>Phone <u>816-254-6167</u> Email <u>rhoover1000@gmail.com</u><br>Architect/Engineer/Surveyor/Other: _____ |  |
| <u>Robert Parks</u> <u>Weiskirch + Parks Engineers</u><br>Name Company<br><u>111 N. Main</u> <u>Indep. MO 64050</u><br>Address<br><u>816-254-5000</u> <u>WPKC@WPEKC.com</u><br>Phone Email                                                         |  | _____<br>Name Company<br>_____<br>Address<br>_____<br>Phone Email                                                                                                                                                                     |  |

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

Rosemary Hoover 5-29-24 Robert Hoover 5-29-24  
 Applicant's Signature Date Owner's Signature Date

## Appendix B - Property Owner Notification Letter

### City of Independence, Missouri

Date: 7-19-2024

Case No. 24-125-08

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 property from R-6 to R-6/PUD to accommodate 2 existing homes.

Applicant: Robert Hoover and Rosemary Hoover

Location of Property: 2710 S. Westport Road

Planning Commission Meeting Date: August 13, 2024, at 6:00 p.m.

City Council Meeting Date: October 7, 2024, at 6:00 p.m.

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

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

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

Rosemary Hoover  
Applicant (or Owner/Agent)

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



July, 19, 2024

Dear Neighbors,

This note is to let you know we have applied to have our one lot at 2710 Westport Rd. rezoned to accommodate the two houses that were built on this lot in the 1940's. They were built before the area was incorporated into Independence. They have been maintained and occupied as two single family residences ever since. In 1965 the neighborhood was zoned "R-1" (Single-family residential) which is now "R-6"

In 2004 Robert Hoover, owner, was given a "Legal Nonconforming Use Certificate" for this property which meant it was grandfathered in as an exception to the zoning code as a large lot with two pre-existing, legal single-family houses on it. This certificate has expired and can not be renewed, leaving us out of compliance with the current R-6 zoning code. A zoning change to R-6/PUD (for this lot only) would allow two perfectly good houses to remain and two lovely families to stay in their homes. We feel that the denial of this application would constitute a hardship for these families and a devaluation of the property for the owners. There are no plans to change or add anything to this property--- only to be allowed to keep what is there without demolishing one of the houses.

Sincerely,   
The Hoovers

| Owner                              | Address                  | City         | State | Zip Code |
|------------------------------------|--------------------------|--------------|-------|----------|
| BATZ MARIA TERESA & MARIO C        | 2711 S WESTPORT RD       | INDEPENDENCE | MO    | 64052    |
| BERNEY SANDRA L                    | 2715 S WESTPORT RD       | INDEPENDENCE | MO    | 64052    |
| COLVIN JASON L & JAMIE LEE         | 2701 S WESTPORT RD       | INDEPENDENCE | MO    | 64052    |
| FENT KELLY J                       | 9513 E 27TH ST           | INDEPENDENCE | MO    | 64052    |
| HOOVER ROBERT E                    | 3365 BLUE RIDGE BLVD     | INDEPENDENCE | MO    | 64052    |
| JACO WALLACE LLC & JACO VALLEY LLC | 9104 WELLSLEY WAY        | RALEIGH      | NC    | 27613    |
| LARKIN STERLING JACK               | 1110 N DICKINSON RD      | INDEPENDENCE | MO    | 64050    |
| NAVE MARK E                        | 2720 WESTPORT RD         | INDEPENDENCE | MO    | 64052    |
| NOLAND DAVID A & JENNIFER          | 2700 WESTPORT RD         | INDEPENDENCE | MO    | 64052    |
| OWSLEY LORETTA                     | 9509 E 27TH ST           | INDEPENDENCE | MO    | 64052    |
| PEARCE BARBARA                     | 2718 S WESTPORT RD       | INDEPENDENCE | MO    | 64052    |
| PETREE JAMES E                     | 2717 S WESTPORT RD       | INDEPENDENCE | MO    | 64052    |
| REDMAN THOMAS G & MARY A           | 2704 WESTPORT RD         | INDEPENDENCE | MO    | 64052    |
| ROSEQUIST CLAYTON M                | 9409 E 27TH STREET SOUTH | INDEPENDENCE | MO    | 64052    |
| RS RENTAL I LLC                    | 31 HUDSON YARDS          | NEW YORK     | NY    | 10001    |
| WOODS MURIEL E                     | 9505 E 27TH ST S         | INDEPENDENCE | MO    | 64052    |
| WRIGHT GINA M                      | 9405 E 27TH ST           | INDEPENDENCE | MO    | 64052    |

# Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-125-08

I, Rosemary Hoover, 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.**

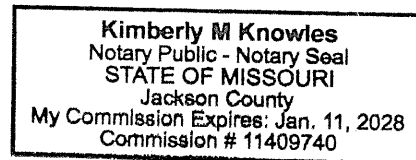
These notices were mailed on the 19 day of July, 2024.

Rosemary Hoover  
Signature of Agent, Owner or Attorney

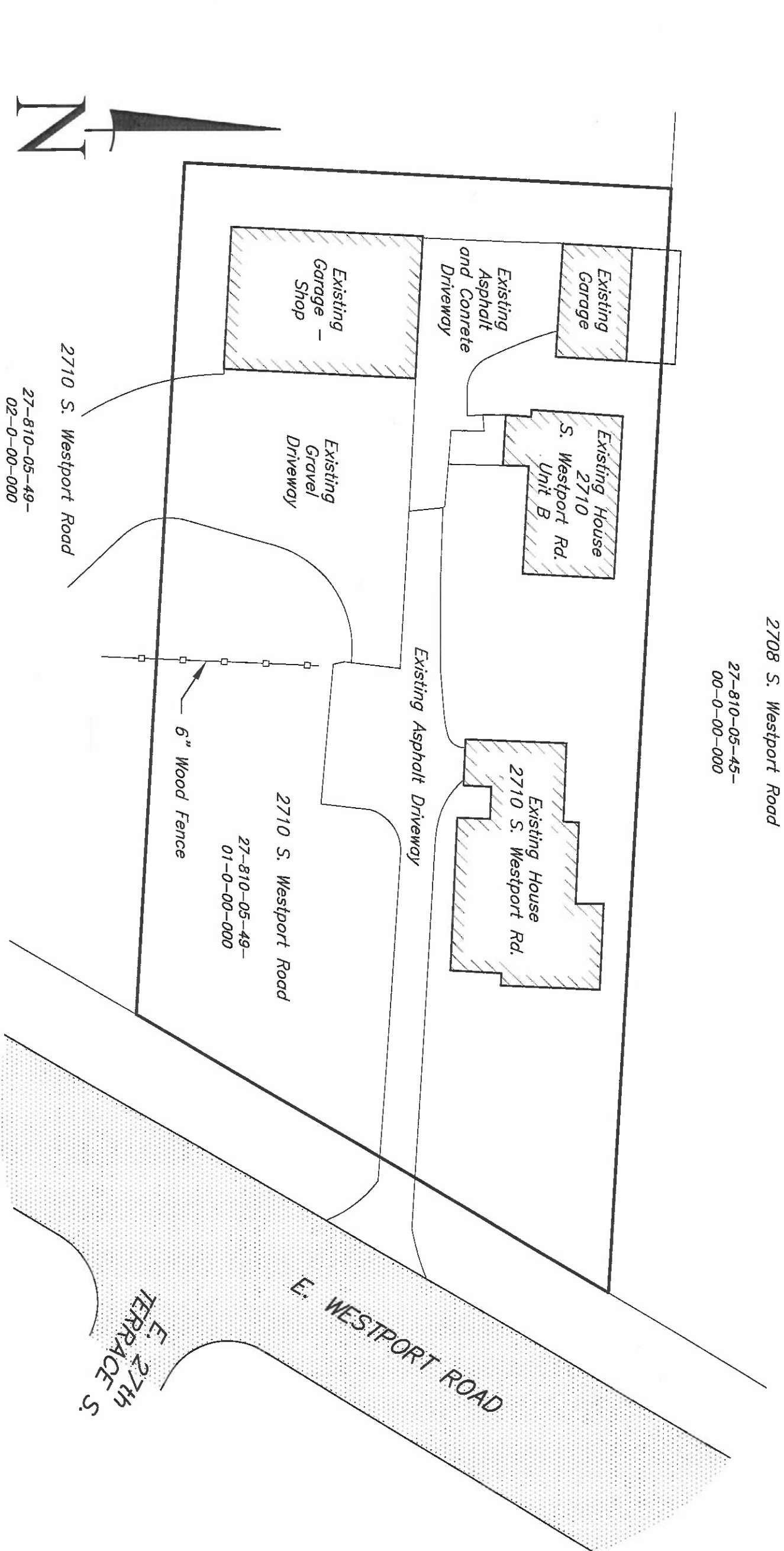
Subscribed and sworn to before me this 19<sup>th</sup> day of July, 2024.

Kimberly M Knowles  
Notary Public

Jan 11, 2028  
Commission Expiration Date



# PUD SITE PLAN



SCALE: 1"=30'





### Legend

#### Proposed Land Use (Comp Plan)

-  Residential Neighborhoods
-  Residential Urban Neighborhoods
-  Mixed Use
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Office
-  Business Park
-  Industrial
-  Civic / Public
-  Community Attractions & Tourism
-  Parks
-  Agricultural
-  Invalid Rule

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## Legend

- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD
- R-6
- R-6/HL
- R-6/I-1/U
- R-6/PUD
- R-A

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[Report Abuse](#)



**MEETING DATE:** August 13, 2024

**STAFF:** Gabriel Glaser, Planner

**PROJECT NAME:** Nicholas Brady Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-16 – Short-Term Rental – 601 S Main St** – A request by Nicholas Brady to operate a Short-Term Rental

**PROPERTY ADDRESS:** 601 S Main St, Independence, MO 64050

**APPLICANT:** Nicholas Brady

**APPLICANT ADDRESS:** 19503 Navidad Bend Ct, Cypress, TX 77433

**PROPERTY OWNER:** Nicholas Brady

**OWNER ADDRESS:** 19503 Navidad Bend Ct, Cypress, TX 77433

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

**SURROUNDING ZONINGS/LAND USES:**

**N:** R-6/HL - Single-Family Residential, Historic Landmark/Single-Family Residence

**S:** R-6 (Single-Family Res.)/ Single-Family Residence

**E:** R-6 (Single-Family Residential)/ Religious Assembly

**W:** R-6 (Single-Family Residential)/ Religious Assembly

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed July 23, 2024
- Notification signs were posted on the property July 24, 2024

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license 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 eight (8) persons total.
5. The maximum number of bedrooms shall be four (4).
6. The noise monitoring system shall be installed and activated meeting City Code, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

- 7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection prior to issuance of a business license.
- 8. Two (2) additional parking spaces shall be added on the property to satisfy parking for the number of bedrooms prior to approval of the Short-Term Rental license. The existing garage on the property shall be made accessible to all guests. Permit applications per City Code must be submitted and approved for this work.
- 9. A residential building permit shall be submitted and approved per City Code for remodeling work done to the structure requiring a building permit prior to issuance of a Short-Term Rental license.

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION:**

The applicant seeks approval of a Short-Term Rental at 601 S Main St

|                        |                                                                                                |                      |                         |
|------------------------|------------------------------------------------------------------------------------------------|----------------------|-------------------------|
| <b>Current Zoning:</b> | R-6, Single-Family Residential                                                                 | <b>Current Use:</b>  | Single-Family Residence |
| <b>Former Zoning:</b>  | Prior to 2009: R-4, High Density<br>Prior to 1980: R-4, Apartments<br>Prior to 1965: Not Zoned | <b>Proposed Use:</b> | Short-Term Rental       |

**BACKGROUND HISTORY**

**PROPOSAL:**

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

**PROPERTY HISTORY:**

This location was a part of the original plat of the Town of Independence established in 1827. The residential property was re-platted in 1845 as lot 13 of Joseph Hansboroughs Subdivision. In 1965, the land was zoned R-4 and was designated for multi-family residences. In 1980 the zoning remained R-4 and was designated at for high-density residence. In 2009, when the current version of the UDO was adopted, the zoning was updated to R-30/PUD (High-Density Residential). In 2009, the City initiative rezoning was approved for the South Main Street area changing the zoning to R-6 (Single Family Residential). The zoning of the property has remained unchanged since then.

**PHYSICAL CHARACTERISTICS OF PROPERTY:**

The single-family residence sits on a lot 6,228 sq. ft. in size (.14 acres). The structure is 1700 sq. ft., and consists of two (2) floors, an unfinished basement and a single car garage. The main floor has a living room, dining area, kitchen, bathroom and one (1) bedroom. The second floor consists of three (3) bedrooms and a full bathroom. The exterior of the house has a brick façade on the first floor and white siding on the second story. The front of the house has a covered front porch. It has a one car garage on the north side of the property.

**CHARACTERISTICS OF THE AREA:**



The area surrounding the subject property features other single-family residences of similar age, size, and design. The property abuts a church to the east and sits across Main Street from another one—there are three churches within 300 hundred feet of the subject property. Woodlawn Cemetery is located two blocks east across Noland Road from the subject property. And to the north sits the Bryant House, a historic landmark.

#### **PARKING:**

The garage can accommodate one car and there is enough street frontage to accommodate one vehicle in the front of the house. The applicant has indicated there are four (4) bedrooms in this structure. City code requires lodging uses to provide a minimum of one (1) parking space per room. The applicant will need to provide two (2) additional parking spaces to conform with City Code.

#### **UNRULY GUESTS/SECURITY:**

The property owner lives in Cypress, TX. They have indicated Veronica Bolton with Cleaning Mains In and Out LLC will serve as the responsible agent for their short-term rental. Property management will be handled by LaShuan Johnson with Evolve Vacation Rental Network based out of Denver, CO.

#### **SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of a continuous noise monitoring device. They have indicated plans to install a “Roomonitor” noise alarm or similar product. Research on Roomonitor indicates this is a continuous noise monitoring system that provides real time.
- **Trash Removal** - Trash pick-up is scheduled as a weekly service on Thursday to be picked up by Republic Services
- **Property listing** - The property will be listed on AirBNB, Booking.com, and various other websites monitored by Rentalscape.
- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

There are no other Short-Term rentals within 500 feet, therefore this application follows the density limitations of the City Code. There is a short-term rental just outside the 500-foot buffer.

#### **EXHIBITS**

1. Online Application
2. Notification Letter
3. Addresses
4. Notification Map
5. Affidavit

6. Floor Plan
7. Fire Plan
8. Parking Plan
9. Front of House Image
10. Rear of House Image
11. Nearest Short Term Rental Map

601 S Main St Independence MO 64050

STR License

Submitted

|                    |            |                |                |
|--------------------|------------|----------------|----------------|
| Application number | A00132     | Applicant name | Nicholas Brady |
| Application date   | 2024-06-13 |                |                |

▼ Collapse details

Submitted ▼

Send license

Edit

Property Address  
601 S MAIN ST INDEPENDENCE MO 64050

Parcel Number  
26230450800000000

Permit Held By  
Owner

Rental Structure  
Single family

Permit Holder

First Name  
Nicholas

Last Name  
Brady

Phone Number  
281-818-6948

Email  
ngbrady1998@gmail.com

Mailing Address  
19503 Navidad Bend Ct, Cypress, TX 77433

Property Owner(s)

Property Owner #1

First Name  
Nicholas

Last Name  
Brady

Phone Number  
281-818-6948

Email  
ngbrady1998@gmail.com

Mailing Address  
19503 Navidad Bend Ct, Cypress, TX 77433

Property Manager

First Name  
LaShaun

Last Name  
Johnson

Company Name  
Evolve Vacation Rental Network

Phone Number  
877-818-1014

Email  
lashaun.johnson@evolve.com

Mailing Address  
Denver, CO 717 17th St #2100

Responsible Agent

First Name  
Veronica

Last Name  
Bolton

Company Name  
Cleaning Maids In and Out LLC

Phone Number  
816-659-2929

Email  
cleaningmaidsinandout@gmail.com

Mailing Address  
6421 N Green Hills Rd, Kansas City, MO 64151

Verification Documents

Floor Plan  
[floor\\_plan\\_2024-06-13-203706.pdf](#)  
[floor\\_plan\\_2024-06-13-203706.pdf](#)  
[floor\\_plan\\_2024-06-13-203706.pdf](#)

Evacuation Plan  
[fire\\_safety\\_2024-06-13-203706.pdf](#)  
[fire\\_safety\\_2024-06-13-203706.pdf](#)  
[fire\\_safety\\_2024-06-13-203706.pdf](#)

Parking Plan  
[parking\\_spaces\\_2024-06-13-203706.pdf](#)

Supplemental Questions

Possible Violations

We found no violations for this property

Add Note

Notes

Add

What is the total number of bedrooms? ^

4

Total number of parking spaces available on the property? ^

4

What is your proposed total occupancy? ^

8

Is street parking allowed? ^

No

Please provide your Noise Management Plan: ^

We will post the quiet hours and the penalties for violating the City of Independence noise ordinance in the Kitchen and we will install a roomonitor noise alarm or similar product.

Please provide your Trash Disposal & Collection Plan: ^

We will use Republic Services for solid waste and recycling. Renters will be asked to take trash out at end of their stay to the garbage can being stored in the garage. The cleaners or the tenants will be responsible for taking the trash out on trash day depending on if the unit is occupied. Trash will be picked up on Thursdays.

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

Booking.com, Hopper Homes, HomeToGo, Zumper, HVN, VacationRenter, AirBNB, Vrbo, Google Vacations, Expedia, and Homes & Villas by Marriott Bonvoy, Evolve.com



PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: July 17, 2024

Case Number: 24-400-16

Dear Property Owner:

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

Address of proposed Short-Term Rental: 601 S Main St

Total Maximum occupancy: Eight (8) total guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Nicholas Brady

Phone: (281)818-6948

E-Mail: [ngbrady1998@gmail.com](mailto:ngbrady1998@gmail.com)

Planning Commission Meeting Date: August 13, 2024, at 6:00 p.m.

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

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

*Gabriel Glaser*

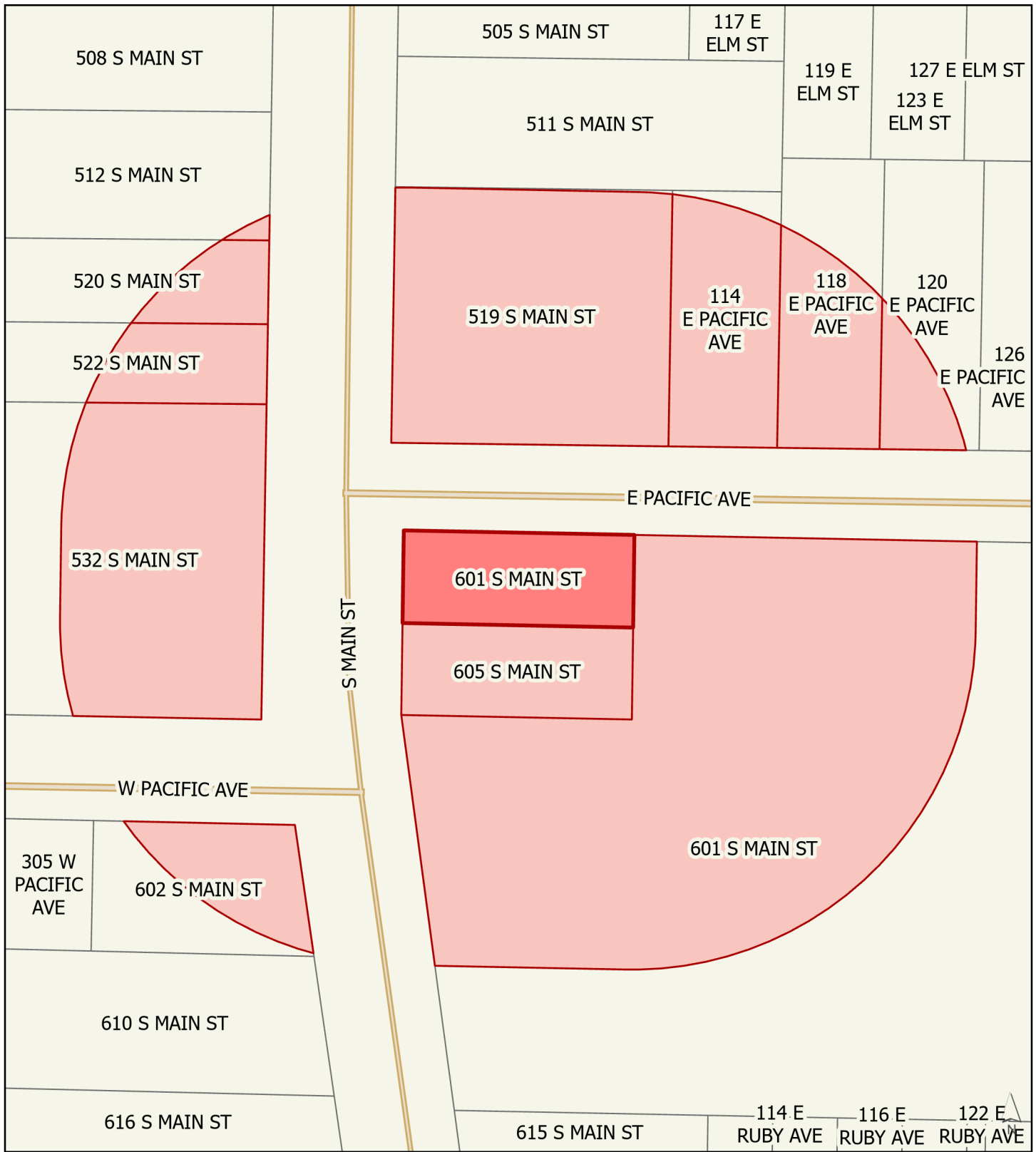
Gabriel Glaser  
Planner

| Owner                                            | Address                 | City         | State | Zip Code |
|--------------------------------------------------|-------------------------|--------------|-------|----------|
| BROWN JAMES M                                    | 12210 LYNDEL CIR        | INDEPENDENCE | MO    | 64052    |
| ROSS SEAN                                        | 605 S MAIN ST           | INDEPENDENCE | MO    | 64050    |
| KIRK JANE & LEONARD                              | 522 S MAIN ST           | INDEPENDENCE | MO    | 64050    |
| BARR GARY W & NANCY S TRUST                      | 519 S MAIN ST           | INDEPENDENCE | MO    | 64050    |
| MARTINEZ ALMA                                    | 423 E KANSAS AVE        | INDEPENDENCE | MO    | 64050    |
| MESSIAH LUTHERAN CHURCH MISSOURI SYNOD           | 613 S MAIN              | INDEPENDENCE | MO    | 64050    |
| SCHOOLING KAREN K                                | 120 E PACIFIC AVE       | INDEPENDENCE | MO    | 64050    |
| NEW COVENANT MINISTRIES                          | 532 S MAIN ST           | INDEPENDENCE | MO    | 64050    |
| LDB CAPITAL LLC                                  | 16869 SW 65TH AVE # 317 | LAKE OSWEGO  | OR    | 97035    |
| WALL THOMAS L & WF                               | 118 E PACIFIC           | INDEPENDENCE | MO    | 64050    |
| GARY W BARR & NANCY S BARR TRUST DATED 3/20/2007 | 519 S MAIN ST           | INDEPENDENCE | MO    | 64050    |

# Notification Area

24-400-16

601 S Main Street, Independence, MO 64050



-  Subject Property
-  185 ft Notification Area

0 25 50 100 Feet

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

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-16

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 23 day of July, 2024.

Jodi R Baker

(Signature of Agent, Owner or Attorney)

Subscribed and sworn to before me this 22 day of July, 2024.

Miranda L Rice

Notary Public

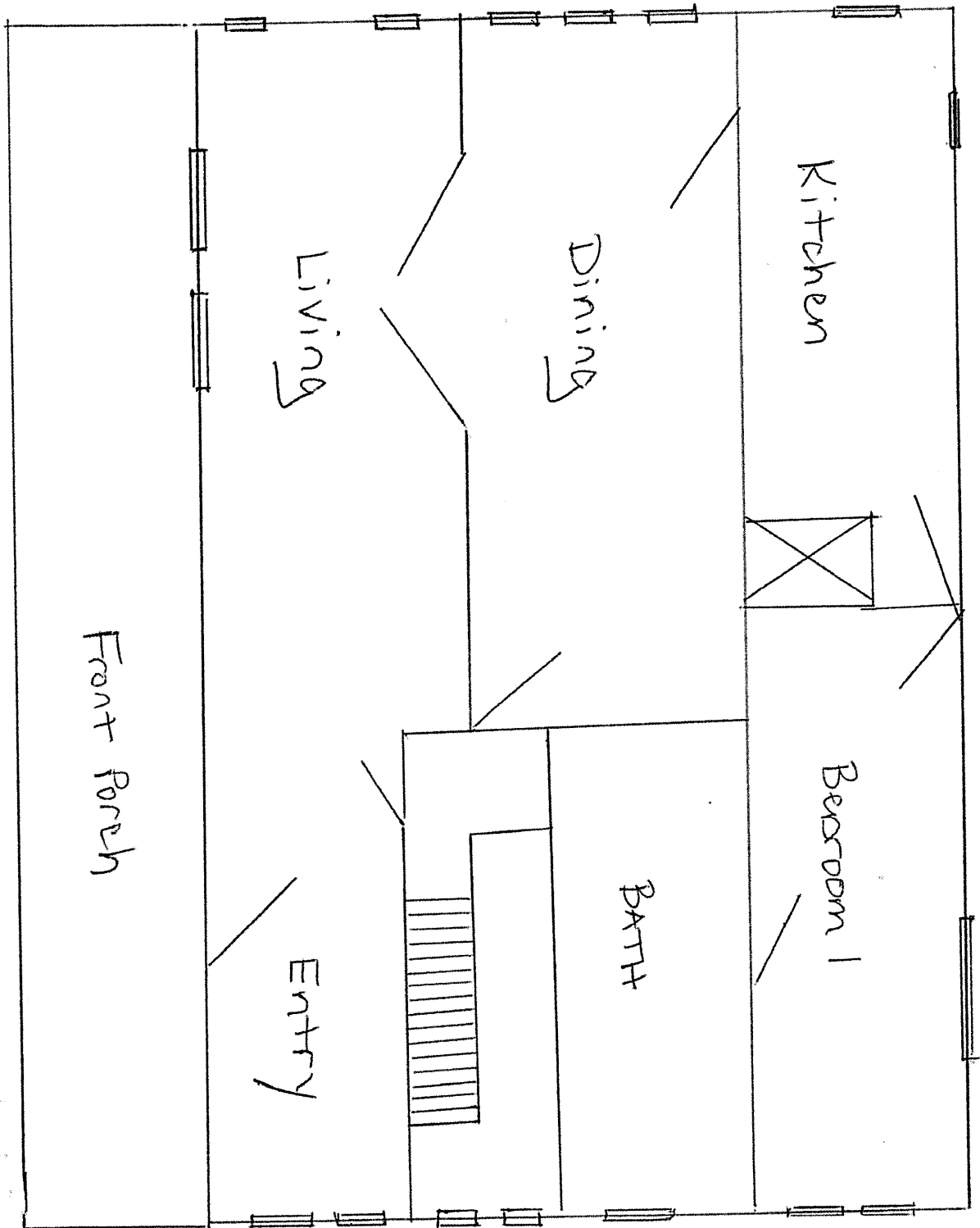
March 12, 2028

Commission Expiration Date

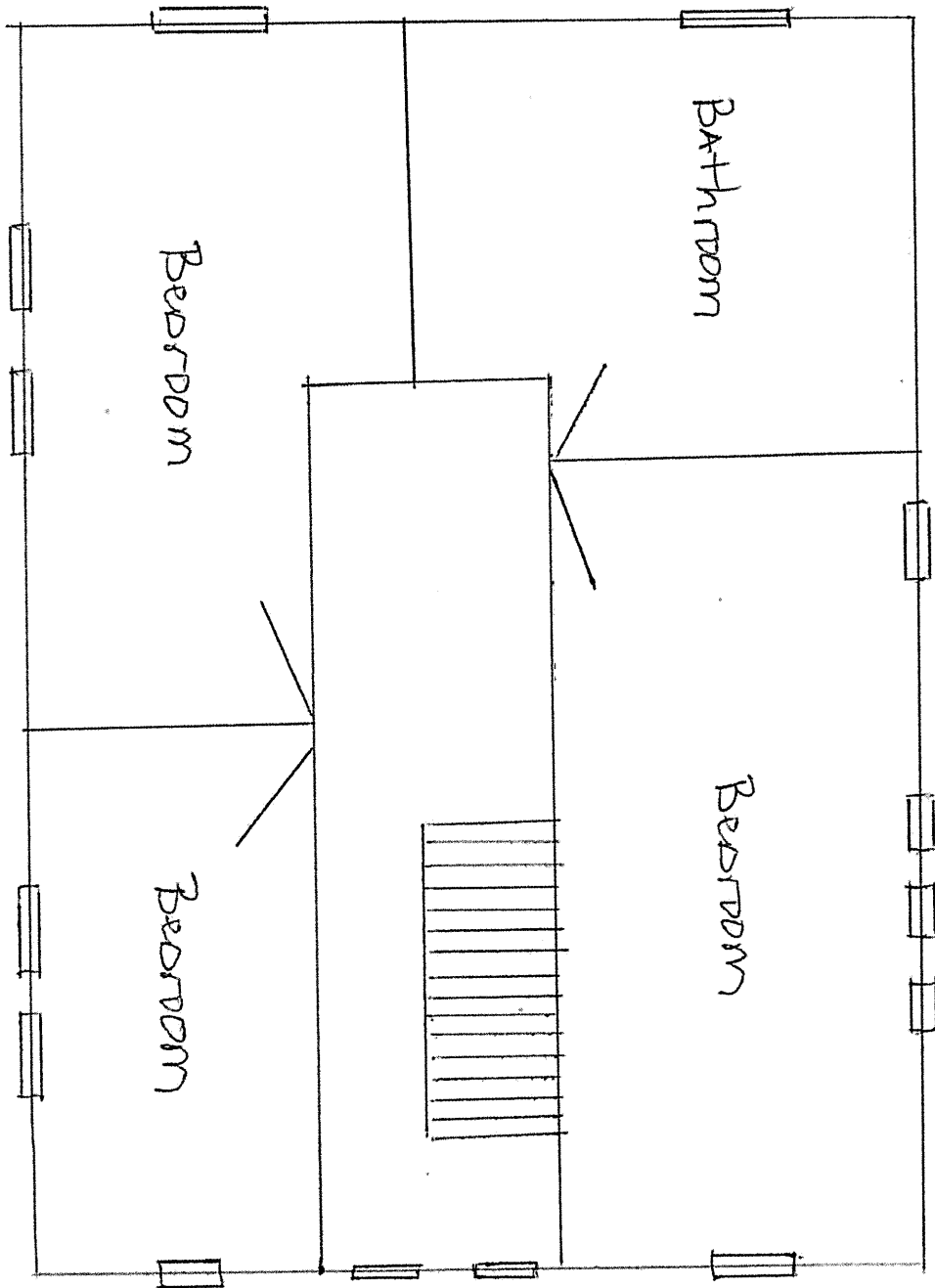




Floor Plan - First Floor

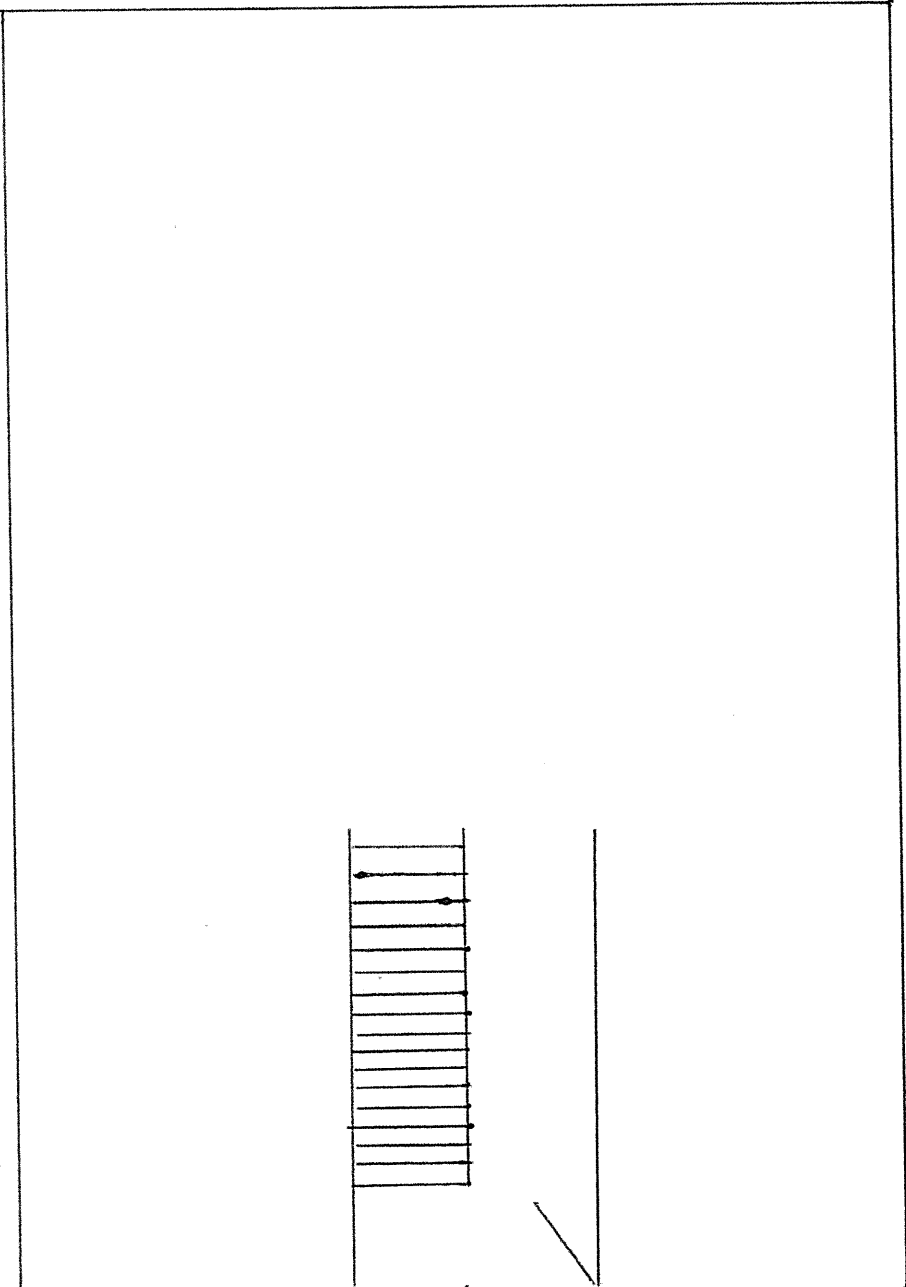


601 S. Main St. - Second Floor  
Independence, MO  
64105D



601 S. Main St.  
Independence, MO. 64050

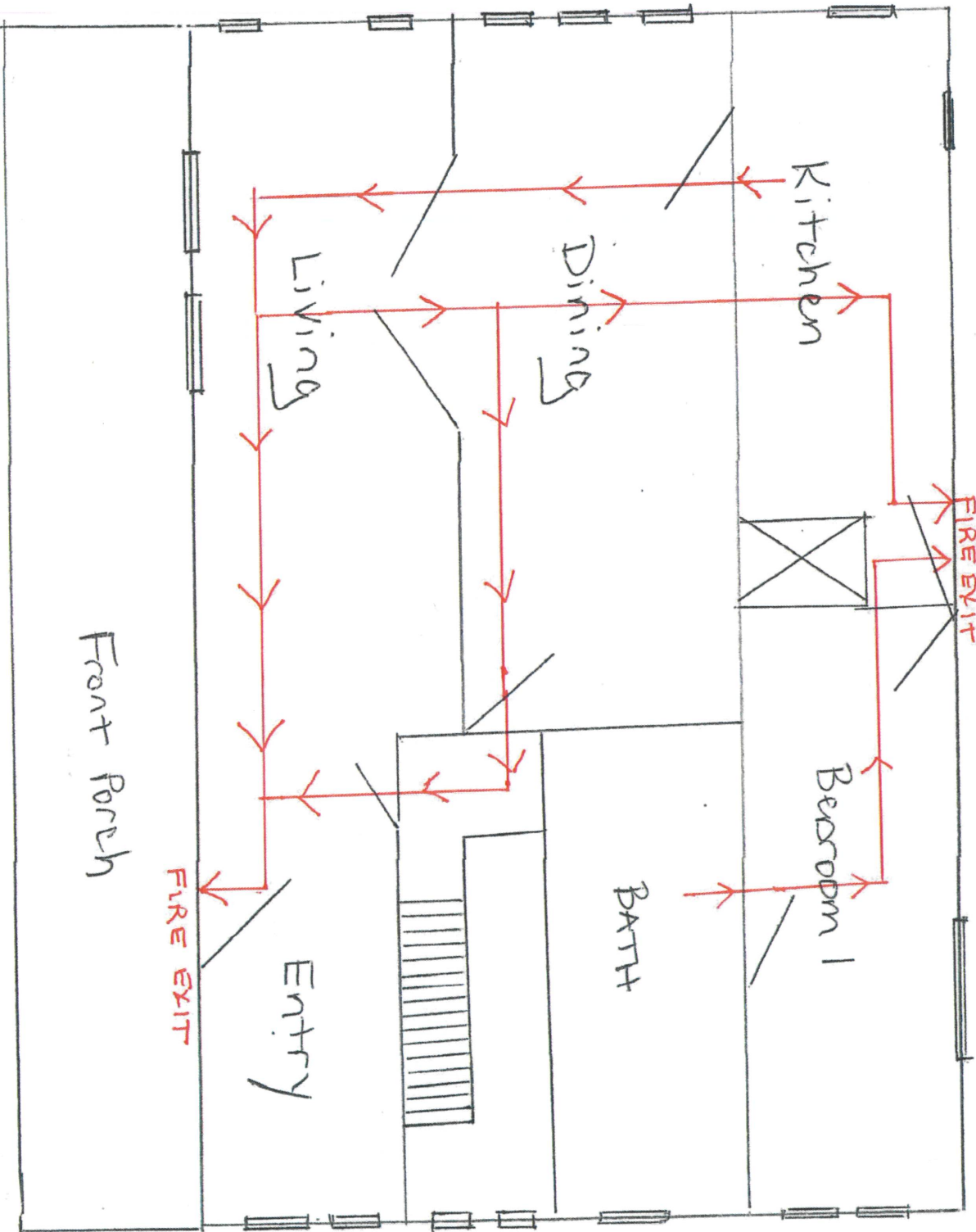
Basement Floorplan  
(Unfinished)



Fire Exit

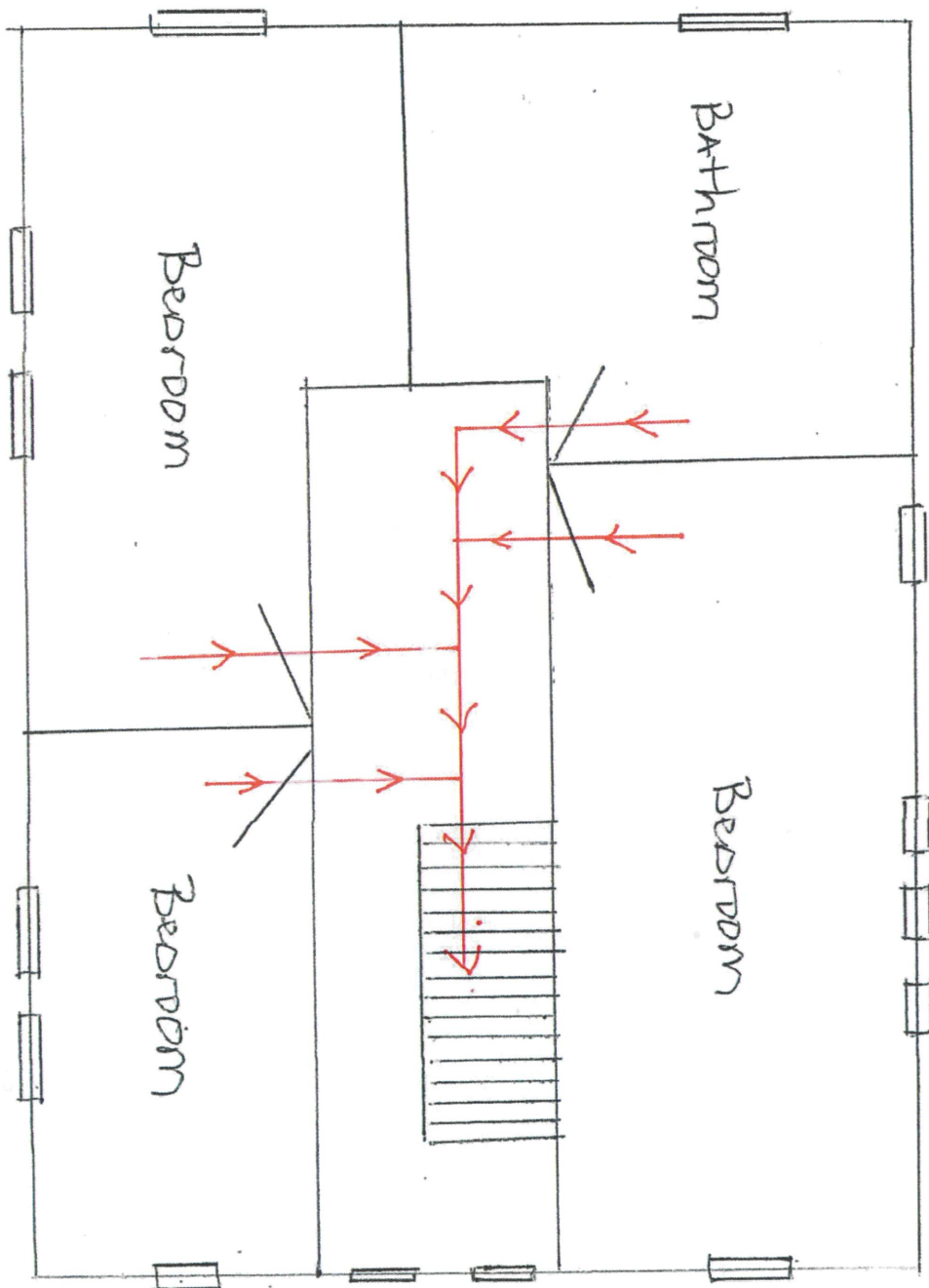
# Evacuation Plan

## Floor Plan - First Floor



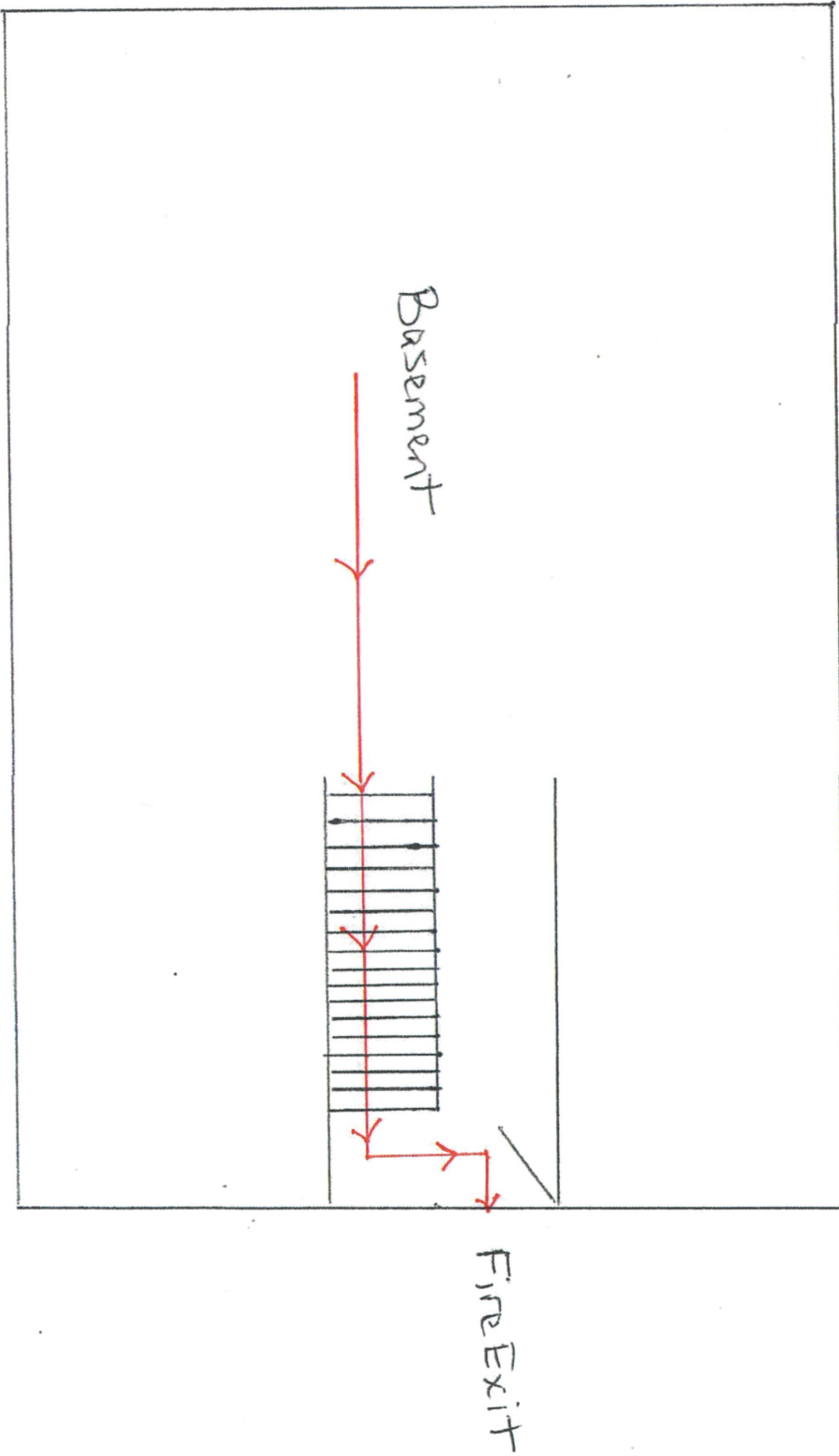
601 S. Main St. - Second Floor  
Independence, MO  
64050

# Evacuation Plan



601 S. Main St.  
Independence, MO. 64050

Evaluation Plan  
Basement Floor Plan  
(unfinished)



Parking Plan  
 601 S. Main St.  
 Independence, MO.  
 64050

E. Pacific Ave.

|                                                  |                 |
|--------------------------------------------------|-----------------|
| Paved Parking<br>for<br>3 Additional<br>Vehicles | 1 car<br>Garage |
|--------------------------------------------------|-----------------|

S. Main Street



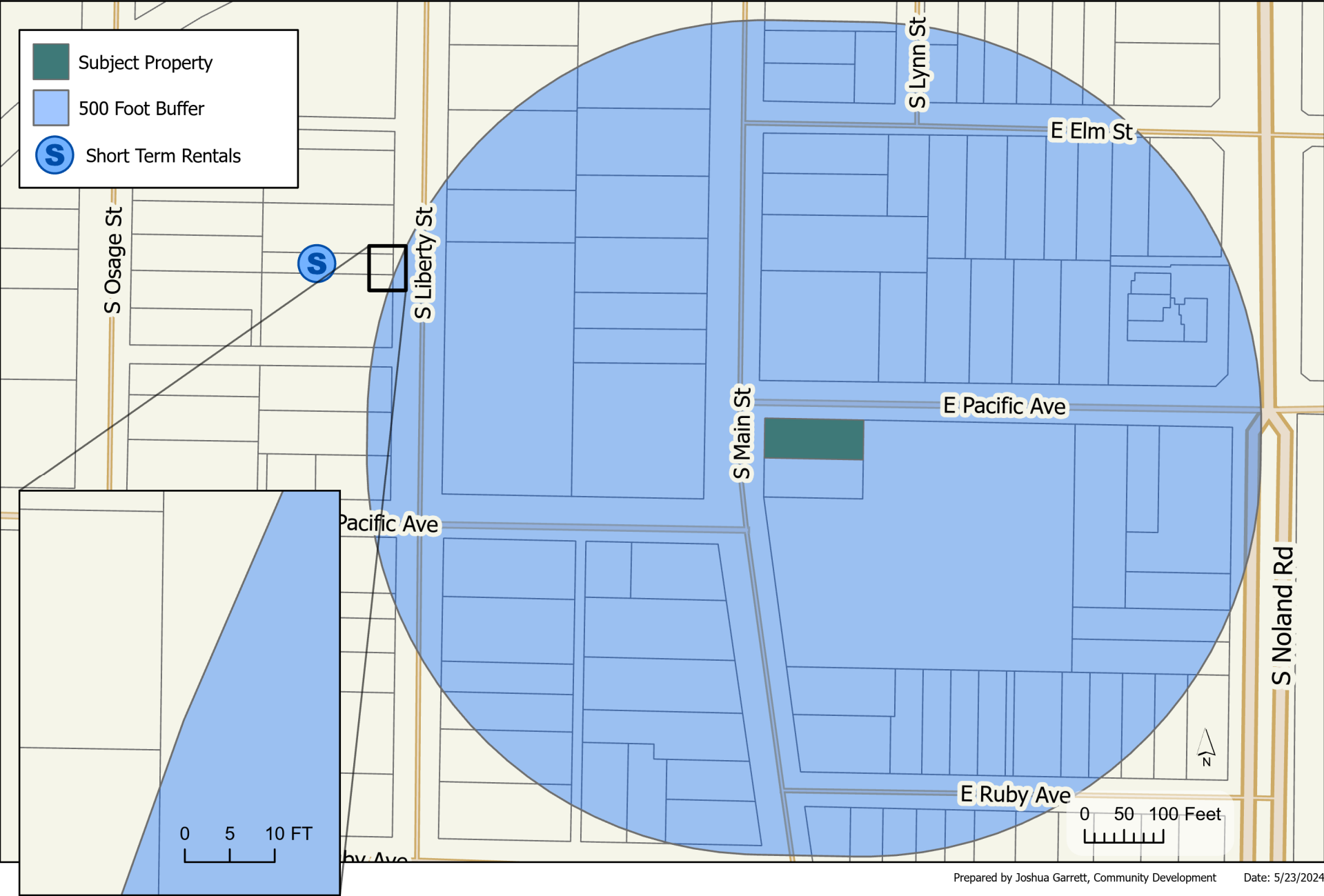








# Nearest STR to 601 S. Main Street



**MEETING DATE:** August 13, 2024

**STAFF:** Gabriel Glaser, Planner

**PROJECT NAME:** Terimbere Holdings LLC Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-17 – Short-Term Rental – 3021 S Ralston Ave** – A request by Arnauld Nakaha to operate a Short-Term Rental.

**PROPERTY ADDRESS:** 3021 S Ralston Ave, Independence, MO 64052

**APPLICANT:** Arnauld Nakaha, Terimbere Holdings LLC

**APPLICANT ADDRESS:** 744 S 160 W American Fork, UT 84003

**PROPERTY OWNER/RESPONSIBLE AGENT:** Arnauld Nakaha

**OWNER ADDRESS:** 744 S 160 W American Fork, UT 84003

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

**SURROUNDING ZONINGS/LAND USES:**

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

**S:** R-6 (Single-Family Res.)/ Single-Family Residence

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

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

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed July 23, 2024
- Notification signs were posted on the property July 24, 2024

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license 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 six (6) persons total.
5. The maximum number of bedrooms shall be two (2).
6. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

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 3021 S Ralston Ave

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

BACKGROUND HISTORY

PROPOSAL:

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

PROPERTY HISTORY:

The residential property was platted in 1953 as lot 290 of Rockwood Heights. In 1965, the land was zoned R-1 (Single-Family Residential). In 1980 the zoning was updated to R-1b (Single-Family Residential) and in 2009, when the current version of the UDO was adopted, the zoning was updated to R-6 (Single-Family Residential). The zoning of the property has remained unchanged since this update in 2009. The property has been zoned for single-family residential use since the City’s adoption of its development ordinance.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The single-family residence sits on a lot 7,933 sq. ft. in size (.18 of an acre). The structure is 802 sq. ft., excluding the garage and basement. The main floor has a living room, dining area, kitchen, bathroom and two bedrooms. The exterior has beige siding. It has a one car drive that leads to a garage door.

CHARACTERISTICS OF THE AREA:

The area surrounding the subject property features other single-family residences of similar age, size, and design. To the south of the property, across 31<sup>st</sup> St, lies Cassell Park Elementary School.

PARKING:

The driveway is one car width wide. The driveway can accommodate two (2) vehicles and the garage can accommodate one (1) vehicle. There is enough street frontage to allow for one additional vehicle. There is enough parking for four (4) vehicles.

UNRULY GUESTS/SECURITY:

The property owner lives out of state in American Fork, UT. They have retained the services of a realtor located in the Kansas City metropolitan area to serve as the responsible agent for this proposed short-term rental. The applicant has provided a responsible agent as required in City Code.

Although the applicant has indicated that the unit is not currently equipped with a noise monitoring device, they have indicated plans to install an Alertify noise monitoring device. The applicant will need to provide evidence that this complies with City Code.

#### **SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of a continuous noise monitoring device.
- **Trash Removal** - Trash pick-up is scheduled as a weekly service on Tuesday to be picked up by Ted's Trash Service.
- **Property listing** - The property will be listed on AirBNB.
- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

There are no other 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 Plan Main Floor
8. Fire Plan Basement
9. Parking Plan
10. Image Facing Property
11. Nearest Short Term Rental Map

3021 S Ralston Ave Independence MO 64052

STR License

Submitted

|                    |            |                |                |
|--------------------|------------|----------------|----------------|
| Application number | A00131     | Applicant name | Arnauld Nakaha |
| Application date   | 2024-06-12 |                |                |

▼ Collapse details

Submitted ▼

Send license

Edit

Property Address  
3021 S RALSTON AVE INDEPENDENCE MO 64052

Parcel Number  
27720101500000000

Permit Held By  
Owner

Rental Structure  
Single family

Permit Holder

First Name  
Arnauld

Last Name  
Nakaha

Company Name  
Terimbere Holdings LLC

Phone Number  
208-303-0575

Email  
arnauld21@yahoo.com

Mailing Address  
744 S 160 W, American Fork, UT 84003

Property Owner(s)

Property Owner #1

First Name  
Arnauld

Last Name  
Nakaha

Company Name  
Terimbere Holdings LLC

Phone Number  
208-303-0575

Email  
arnauld21@yahoo.com

Mailing Address  
744 S 160 W, American Fork, UT 84003

Property Manager

First Name  
Arnauld

Last Name  
Nakaha

Company Name  
Terimbere Holdings LLC

Phone Number  
208-303-0575

Email  
arnauld21@yahoo.com

Mailing Address  
744 S 160 W, American Fork, UT 84003

Responsible Agent

First Name  
Arnauld

Last Name  
Nakaha

Company Name  
Terimbere Holdings LLC

Phone Number  
208-303-0575

Email  
arnauld21@yahoo.com

Mailing Address  
744 S 160 W, American Fork, UT 84003

Verification Documents

Floor Plan  
[floor\\_plan\\_2024-06-12-184842.jpeg](#)

Evacuation Plan  
[fire\\_safety\\_2024-06-12-184842.jpeg](#)  
[fire\\_safety\\_2024-06-12-184842.jpeg](#)

Parking Plan  
[parking\\_spaces\\_2024-06-12-184842.jpeg](#)

Supplemental Questions

Possible Violations

⚠ Permit Number Not Displayed in Listing

📄 2453798   📄 7779306   📄 51713433

⚠ > 30 Days Per Year

📄 2453798   📄 7779306   📄 51713433

Add Note

Notes

Add

What is the total number of bedrooms?



2

Total number of parking spaces available on the property?



What is your proposed total occupancy?



Is street parking allowed?



Please provide your Noise Management Plan:



Please provide your Trash Disposal & Collection Plan:



Please provide all platforms that you plan to advertise on.







PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: July 17, 2024

Case Number: 24-400-17

Dear Property Owner:

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

Address of proposed Short-Term Rental: 3021 S RALSTON AVE

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Terimbere Holdings LLC

Phone: (208)303-0575

E-Mail: [arnauld21@yahoo.com](mailto:arnauld21@yahoo.com)

Planning Commission Meeting Date: August 13, 2024, at 6:00 p.m.

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

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

*Gabriel Glaser*

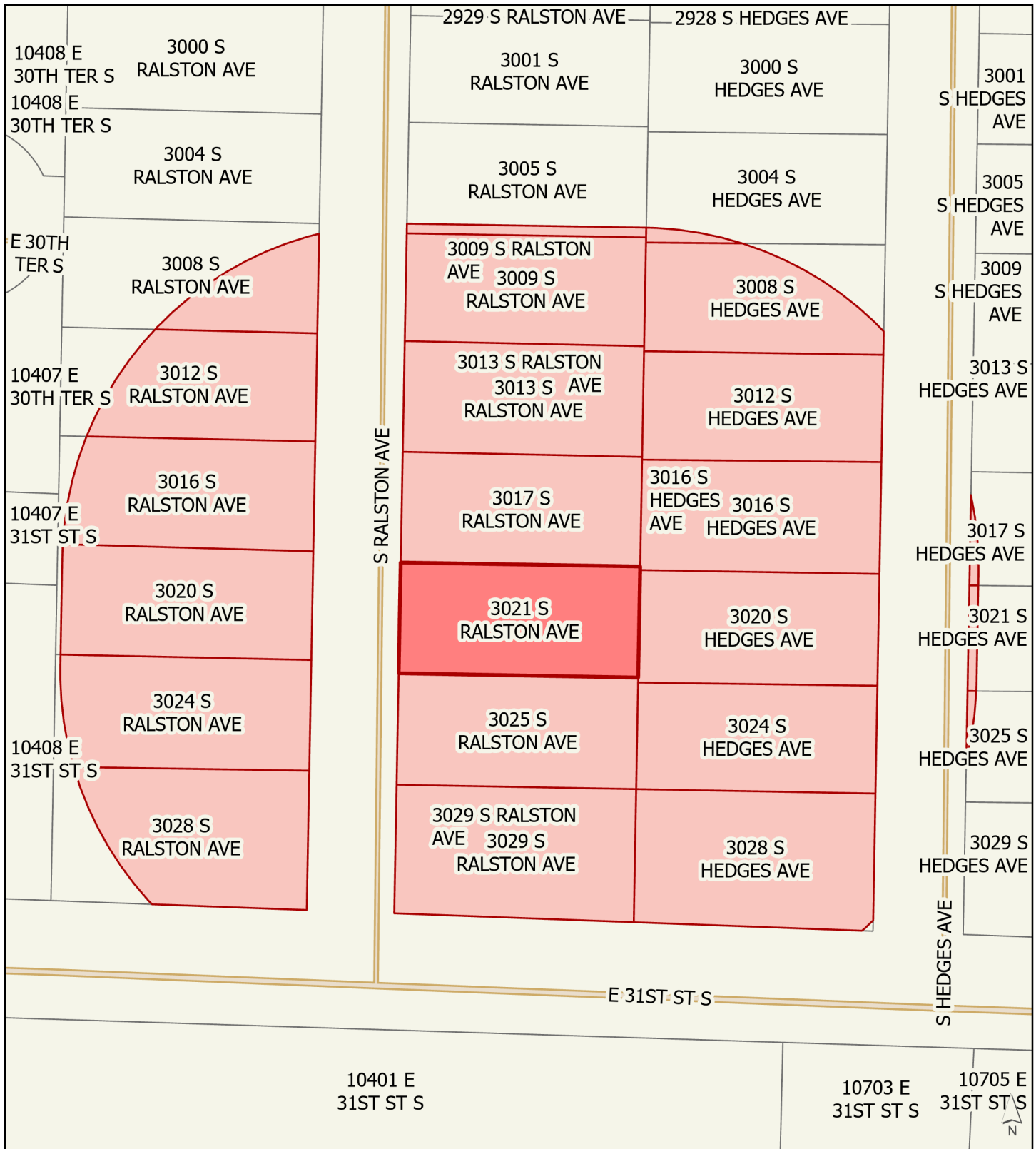
Gabriel Glaser  
Planner

| Owner                         | Address                   | City          | State | ZIP Code |
|-------------------------------|---------------------------|---------------|-------|----------|
| ALBOR JOSE GUADELUPE          | 3024 S HEDGES AVE         | INDEPENDENCE  | MO    | 64052    |
| ARF3 LP                       | 16657 E 23RD ST S STE 370 | INDEPENDENCE  | MO    | 64055    |
| AUMUA BARBARA                 | 3020 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| CLARK LAWRENCE D              | 16413 E 35TH TER S        | INDEPENDENCE  | MO    | 64055    |
| COMET ENTERPRISES LLC         | 501 NW ASTOR ST           | LEES SUMMIT   | MO    | 64086    |
| ENGLE JUDY                    | 4300 S CAMBRIDGE ST       | INDEPENDENCE  | MO    | 64055    |
| HAYES JENNIFER A              | 3028 S HEDGES             | INDEPENDENCE  | MO    | 64052    |
| HENRY FREDA M                 | 3017 S HEDGES             | INDEPENDENCE  | MO    | 64052    |
| HOMESTEAD ROSE PROPERTIES LLC | PO BOX 520922             | INDEPENDENCE  | MO    | 64052    |
| JUNGCK EDITH A                | 3009 RALSTON              | INDEPENDENCE  | MO    | 64052    |
| LOPEZ MICHAEL                 | 3029 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| MAJOR CALVIN WILLIAM          | 3004 S HEDGES             | INDEPENDENCE  | MO    | 64052    |
| OLIVER BRANDON MICHAEL        | 3016 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| PAIALII TOGAGAE MCKAY NEPHI   | 3017 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| PITTMAN LINDSIE               | 3025 S HEDGES AVE         | INDEPENDENCE  | MO    | 64052    |
| REYES RUBEN                   | 3028 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| SATTERFIELD ERA JEANE         | 3013 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| SAWYER DANNY LEROY            | 4247 HARRISON ST          | KANSAS CITY   | MO    | 64110    |
| SELLER DONNA K                | 3025 S RALSTON AVE        | INDEPENDENCE  | MO    | 64052    |
| STALLINGS CONNIE JEAN         | 14146 WATERLOO RD         | WELLINGTON    | MO    | 64097    |
| SWEATMAN LORETA               | 3024 RALSTON              | INDEPENDENCE  | MO    | 64052    |
| TERIMBERE HOLDINGS LLC        | 744 S 160 W               | AMERICAN FORK | UT    | 84003    |

# Notification Area

24-400-17

3021 S. Ralston Ave, Independence, MO 64052



Subject Property



185 ft Notification Area

0 25 50 100 Feet

Prepared by Joshua Garrett, Community Development  
Date: 7/16/2024

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-17

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 23 day of July, 2024.

Jodi R Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 22 day of July, 2024.

Miranda L Rice

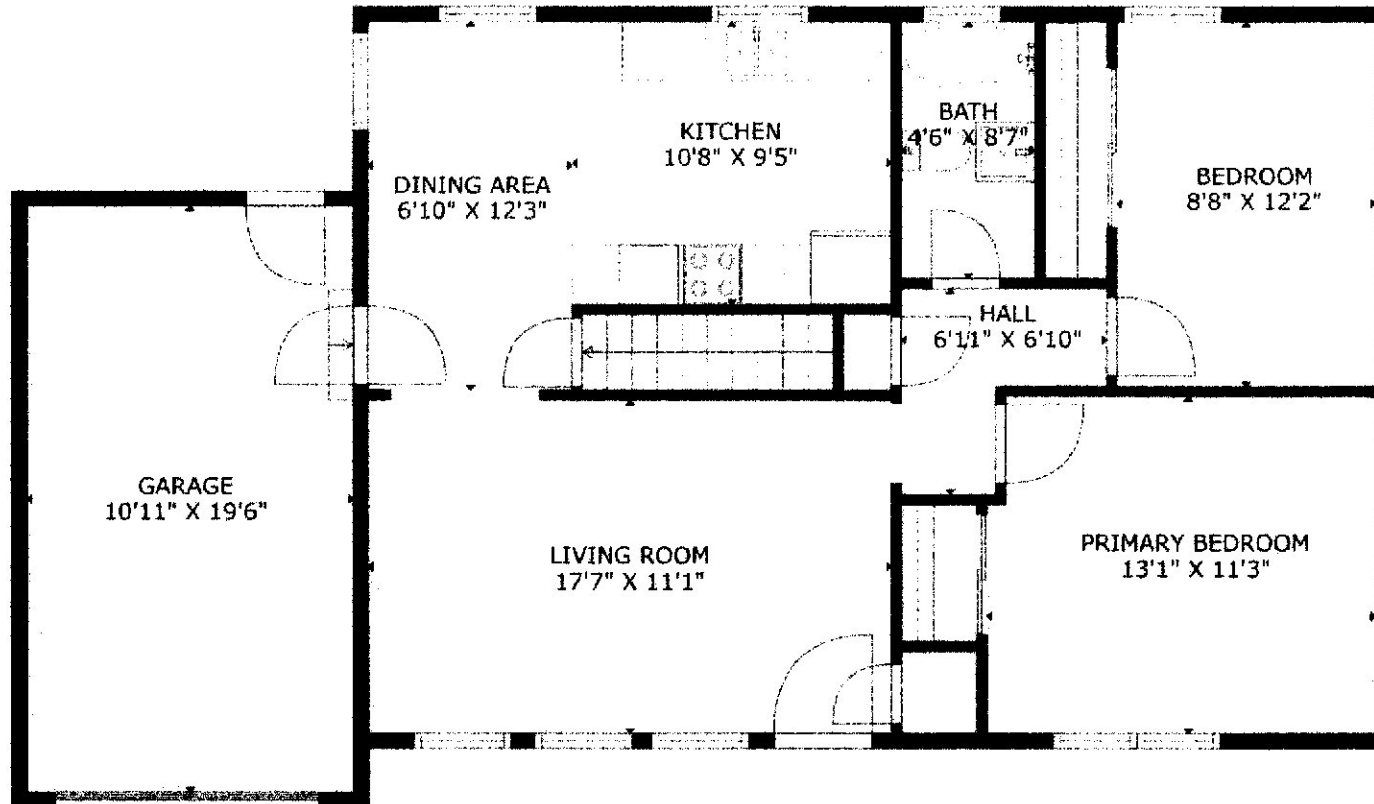
Notary Public

March 12, 2028

Commission Expiration Date



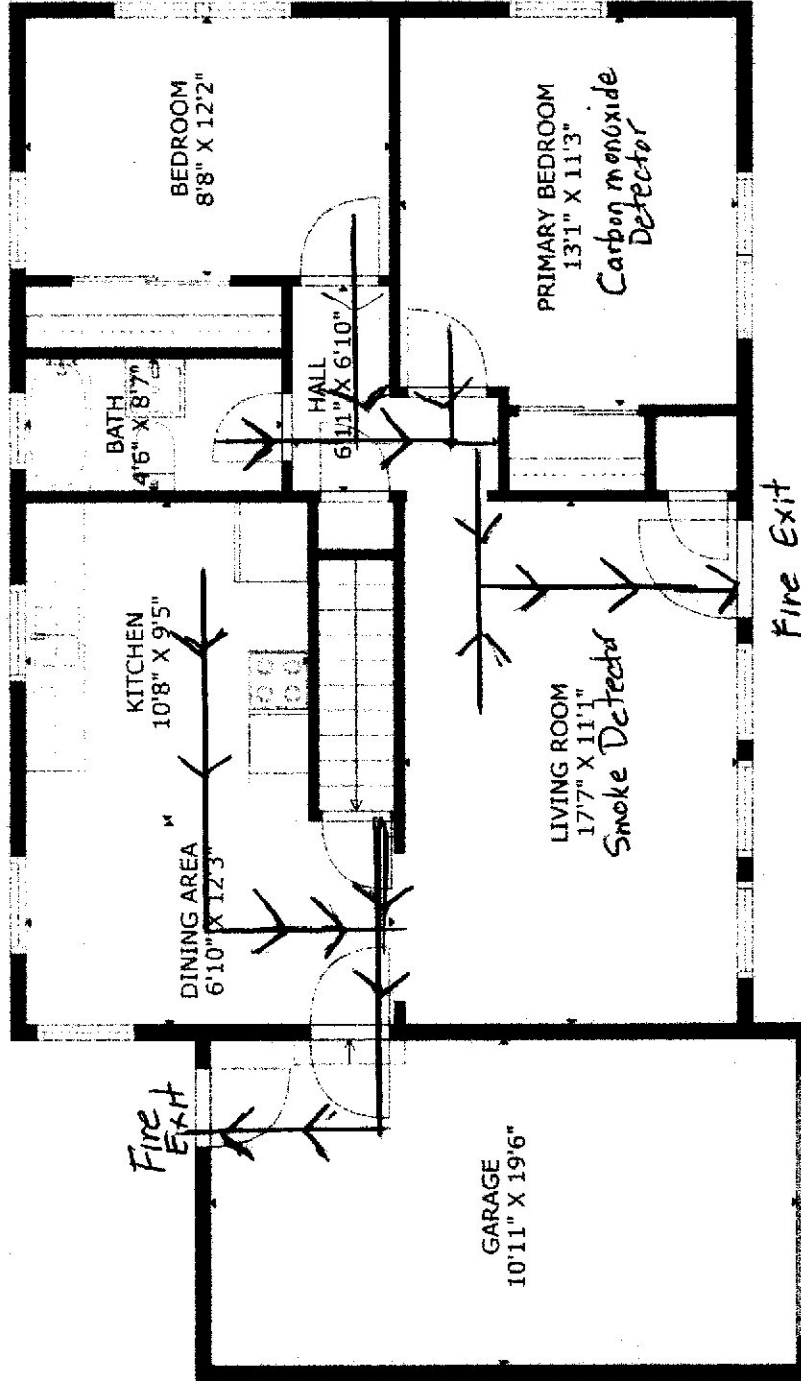
3021 S Ralston Ave  
Floor Plan



TOTAL: 802 sq. ft.  
Below Ground: 0 sq. ft. FLOOR 2: 802 sq. ft.  
EXCLUDED AREAS: BASEMENT: 685 sq. ft. GARAGE: 214 sq. ft.



# EVACUATION PLAN

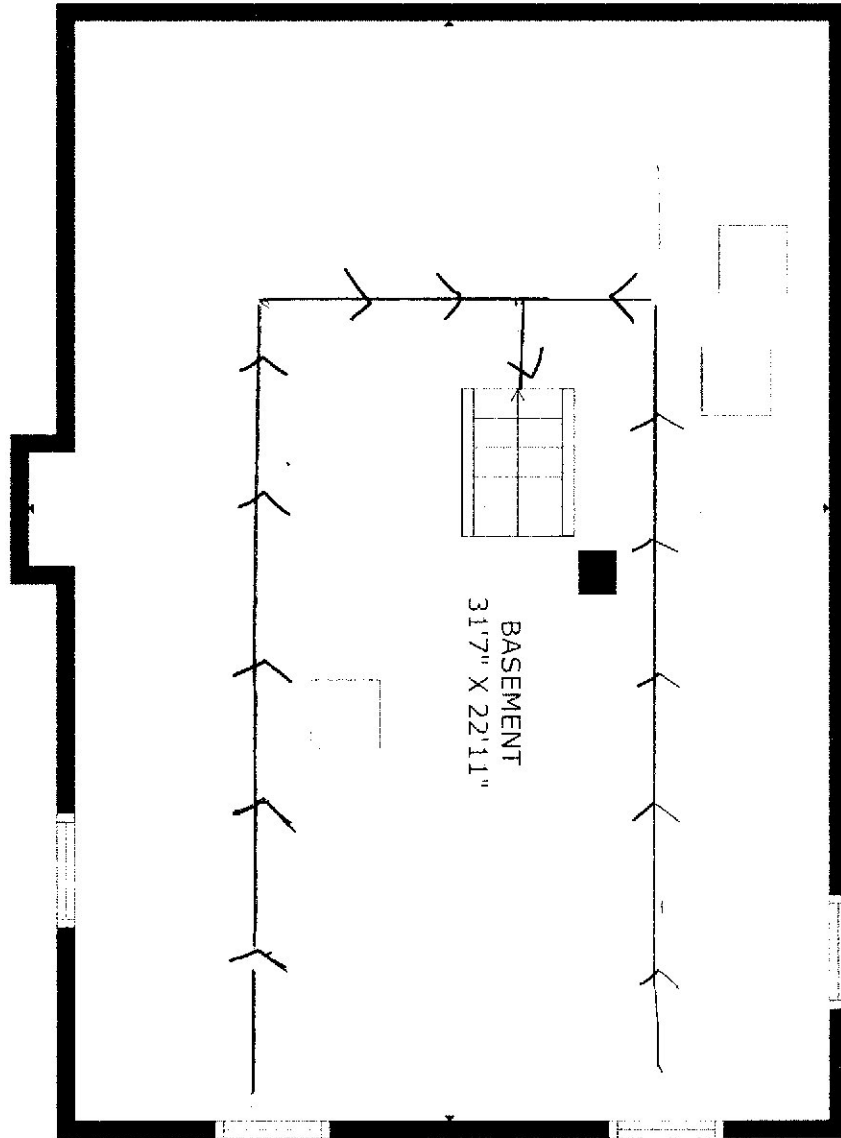


TOTAL: 202 sq. ft.  
 Below Ground: 0 sq. ft. FLOOR 2: 802 sq. ft.  
 EXCLUDED AREAS: BASEMENT: 685 sq. ft. GARAGE: 214 sq. ft.





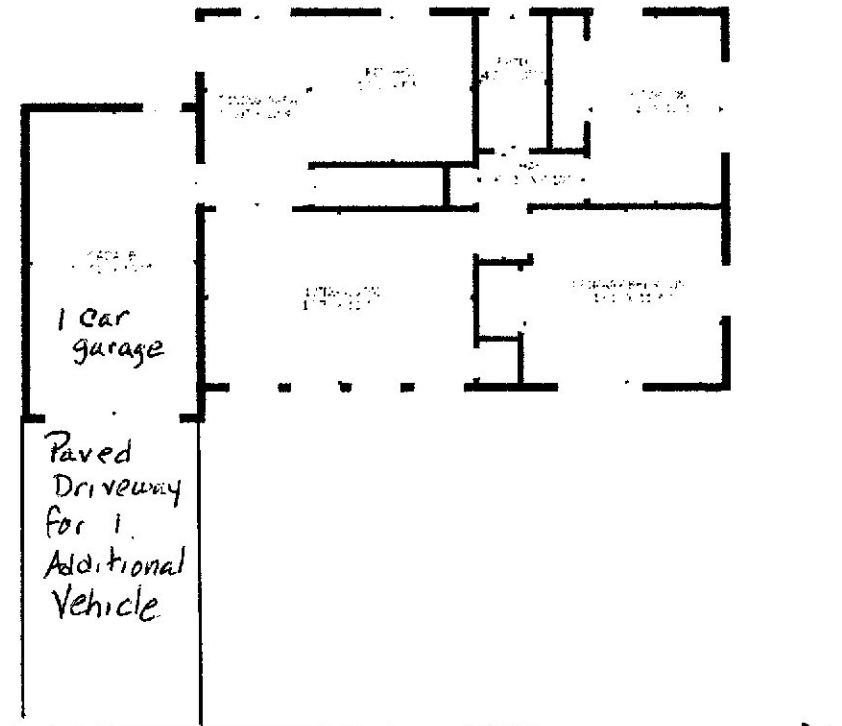
# Ralston Basement Evacuation Plan



**TOTAL: 802 sq. ft.**  
 Below Ground: 0 sq. ft. FLOOR 2: 802 sq. ft.  
 EXCLUDED AREAS: BASEMENT: 685 sq. ft. GARAGE: 214 sq. ft.



Parking Plan  
3021 Ralston Ave



Parking in front - paved - for 2  
Additional Vehicles

Ralston Avenue









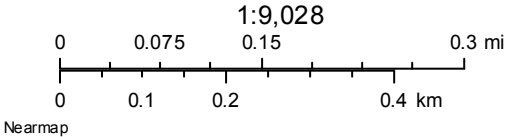
# Nearest Short-Term Rental Map



8/1/2024, 12:42:46 PM

- Streets**
- Major Arterial
  - Collector
  - Local
- Short Term Rentals**

City Limits





**MEETING DATE:** August 13, 2024

**STAFF:** Brian I. Harker, Senior Planner

**PROJECT NAME:** Shawn Foster Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-18 – Short-Term Rental** – A request by Shawn Foster to operate a Short-Term Rental at 4444 S. Cottage Avenue.

**PROPERTY ADDRESS:** 4444 S. Cottage Avenue

**APPLICANT/PROPERTY MANAGER:** Shawn Foster

**APPLICANT/MANAGER ADDRESS:** 3909 S. Phelps Road

**PROPERTY OWNER:** Laurie Peoples

**OWNER ADDRESS:** 4801 Crane Court, Kansas City, MO 64136

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

**SURROUNDING ZONINGS/LAND USES:**

**North:** R-6 (Single-Family Residential)...Single-Family Residence

**South:** C-1 (Neighborhood Commercial) and C-2 (General Commercial)...pawn shop and carwash

**East:** R-6 (Single-Family Residential)...Single-Family Residence

**West:** C-1 (Neighborhood Commercial)...phone repair shop

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed July 23, 2024
- Notification signs were posted on the property July 24, 2024

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license 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 six (6) persons total.
5. The maximum number of bedrooms shall be two (2).

- 6. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
- 7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.
- 8. The driveway will need to be repaved prior to the issuance of the business license.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 4444 S. Cottage Avenue.

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

BACKGROUND HISTORY

PROPOSAL:

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

PROPERTY HISTORY:

The residential property, Lot 12 of Cooks Fairview Addition was platted in 1946. In 1965, the land was zoned R-1 (Single-Family Residential). In 1980, it was renamed R-1b (Single-Family Residential). In 2009, when the current version of the UDO was adopted, the zoning was updated to R-6 (Single-Family Residential). Therefore, the property has been zoned for single-family residential use since the City’s adoption of its development ordinance.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The single-family residence sits on a 21,078-square foot lot. The structure is 1,629-square feet. The house has a living room, dining area, kitchen, laundry room, family room, sitting room, bathroom, and two bedrooms. The exterior has blue siding and a dark wainscot. The property also contains a single-car driveway.

CHARACTERISTICS OF THE AREA:

North and east of the subject property features single-family residences of similar age and ranch home design. Commercial uses lie to the west and south across US 40 Highway.

PARKING:

The driveway is a car-width wide and provides parking for three cars. Another could park on S. Cottage Street. However, the driveway is in disrepair and shall be repaired prior to issuance of the business license.



**UNRULY GUESTS/SECURITY:**

The property owner plans to install a Minut Noise Monitoring Device. The manager lives five minutes away in case of any issues.

**SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of a Minut noise monitoring device.
- **Trash Removal** - Trash pick-up is scheduled as a weekly service to be picked up by Ted's Trash Service.
- **Property listing** - The property will be listed on AirBNB.
- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

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

**EXHIBITS**

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

4444 S Cottage Ave Independence MO 64055

STR License

Submitted

|                    |            |                |              |
|--------------------|------------|----------------|--------------|
| Application number | A00136     | Applicant name | Shawn Foster |
| Application date   | 2024-06-26 |                |              |

▼

Collapse details

Submitted

▼

Send license

Edit

|                  |                                          |                  |                  |
|------------------|------------------------------------------|------------------|------------------|
| Property Address | 4444 S COTTAGE AVE INDEPENDENCE MO 64055 | Permit Held By   | Property Manager |
| Parcel Number    | 33410071300000000                        | Rental Structure | Single family    |

Permit Holder

|                 |                                          |
|-----------------|------------------------------------------|
| First Name      | Shawn                                    |
| Last Name       | Foster                                   |
| Company Name    | FOSTER INVESTMENTS, LLC                  |
| Phone Number    | 816-446-4984                             |
| Email           | fosterinvestments816@gmail.com           |
| Mailing Address | 3909 S Phelps Rd, Independence, MO 64055 |

Property Owner(s)

Property Owner #1

|                 |                                      |
|-----------------|--------------------------------------|
| First Name      | Laurie                               |
| Last Name       | Peoples                              |
| Phone Number    | 816-679-8064                         |
| Email           | llpeop1@live.com                     |
| Mailing Address | 4801 Crane Ct, Kansas City, MO 64136 |

Property Manager

|                 |                                          |
|-----------------|------------------------------------------|
| First Name      | Shawn                                    |
| Last Name       | Foster                                   |
| Company Name    | FOSTER INVESTMENTS, LLC                  |
| Phone Number    | 816-446-4984                             |
| Email           | fosterinvestments816@gmail.com           |
| Mailing Address | 3909 S Phelps Rd, Independence, MO 64055 |

Responsible Agent

|                 |                                          |
|-----------------|------------------------------------------|
| First Name      | Shawn                                    |
| Last Name       | Foster                                   |
| Company Name    | FOSTER INVESTMENTS, LLC                  |
| Phone Number    | 816-446-4984                             |
| Email           | fosterinvestments816@gmail.com           |
| Mailing Address | 3909 S Phelps Rd, Independence, MO 64055 |

Verification Documents

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Floor Plan      | <a href="#">floor_plan_2024-06-27-015903.pdf</a>     |
| Evacuation Plan | <a href="#">fire_safety_2024-06-27-015903.pdf</a>    |
| Parking Plan    | <a href="#">parking_spaces_2024-06-27-015903.pdf</a> |

Supplemental Questions

▼ Collapse all

Possible Violations

We found no violations for this property

Add Note

Notes

Add



What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

3

What is your proposed total occupancy?

6

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

We will be using Minut brand noise monitoring devices. The manager lives 5 minutes from the property in case of any issues.

Please provide your Trash Disposal & Collection Plan:

We use Ted's trash service. The manager and cleaners will be responsible for taking the trash to the curb on trash days.

Please provide all platforms that you plan to advertise on.

Airbnb



PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: July 17, 2024

Case Number: 24-400-18

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: 4444 S Cottage Ave

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Laurie Peoples

Phone: (816)679-8064

E-Mail: lpeopl1@live.com

Planning Commission Meeting Date: August 13, 2024, at 6:00 p.m.

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

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

*Gabriel Glaser*

Gabriel Glaser  
Planner

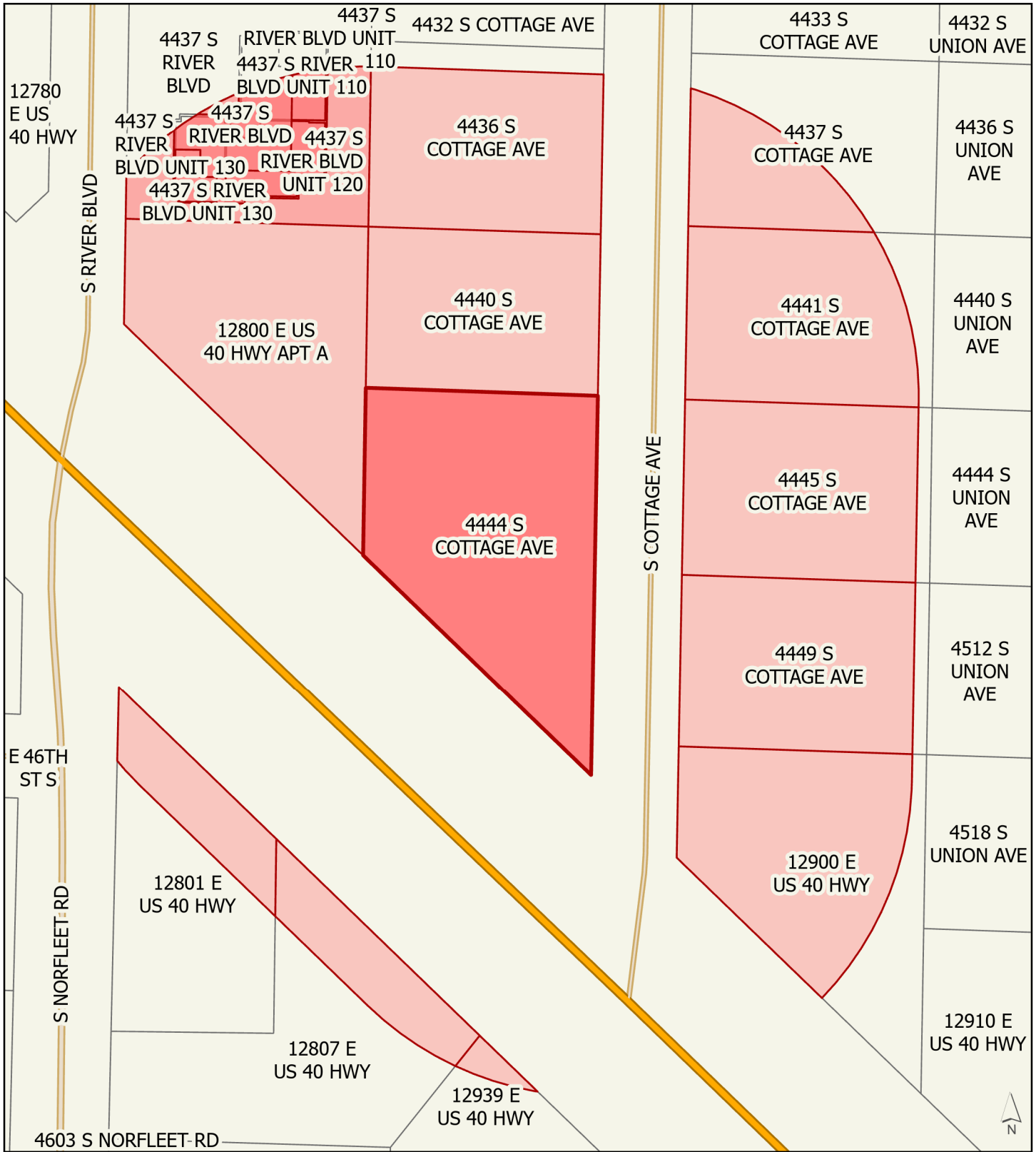


| Owner                              | Address                    | City          | State | ZIP Code |
|------------------------------------|----------------------------|---------------|-------|----------|
| PEOPLES LAURIE LOUISE & DAVID LYNN | 4801 CRANE CT              | KANSAS CITY   | MO    | 64136    |
| VAUGHN REAL ESTATE HOLDINGS LLC    | 4437 S RIVER BLVD UNIT 110 | INDEPENDENCE  | MO    | 64055    |
| KERN ROBERT & NANCY                | 13801 W 54TH TER           | SHAWNEE       | KS    | 66216    |
| CEA CIVITAS LLC                    | 4500 SW GULL POINT DR      | LEES SUMMIT   | MO    | 64082    |
| CARY MELISSA L                     | 4445 S COTTAGE AVE         | INDEPENDENCE  | MO    | 64055    |
| THUMMEL LAND CO LLC                | PO BOX 9334                | RAYTOWN       | MO    | 64133    |
| HENDRIX TIMOTHY M                  | 4437 S COTTAGE AVE         | INDEPENDENCE  | MO    | 64055    |
| TANUVASA PETE L & HALEY N          | 4440 S COTTAGE AVE         | INDEPENDENCE  | MO    | 64055    |
| 40 HWY CARWASH LLC                 | 3635 BELLEVIEW AVE         | KANSAS CITY   | MO    | 64111    |
| JC MANAGEMENT GROUP LLC            | 7715 SHAWNEE MISSION PKWY  | OVERLAND PARK | KS    | 66202    |
| S & Z CORPORATION                  | 12800 E US 40 HWY          | INDEPENDENCE  | MO    | 64055    |
| BIERMAN BRANDON                    | 4436 S COTTAGE AVE         | INDEPENDENCE  | MO    | 64055    |
| WILLOUGHBY VIRGINIA H              | 4441 S COTTAGE AVE         | INDEPENDENCE  | MO    | 64055    |
| BLUE RIDGE EAST PROFESSIONAL       | 4429 S RIVER BLVD B        | INDEPENDENCE  | MO    | 64055    |
| WEBER YAAKOV YITZCHAK & RHAMA LEE  | 10001 HEMLOCK              | OVERLAND PARK | KS    | 66212    |
| GAROZZO SALVATORE & BECKY          | 12801 E 40 HWY             | INDEPENDENCE  | MO    | 64055    |

# Notification Area

24-400-18

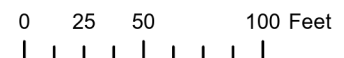
**4444 S Cottage Ave, Independence, MO 64055**



## Subject Property



## 185 ft Notification Area



Prepared by Joshua Garrett, Community Development  
Date: 7/16/2024



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-18

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 23 day of July, 2024.

Jodi R Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 22 day of July, 2024.

Miranda L Rice

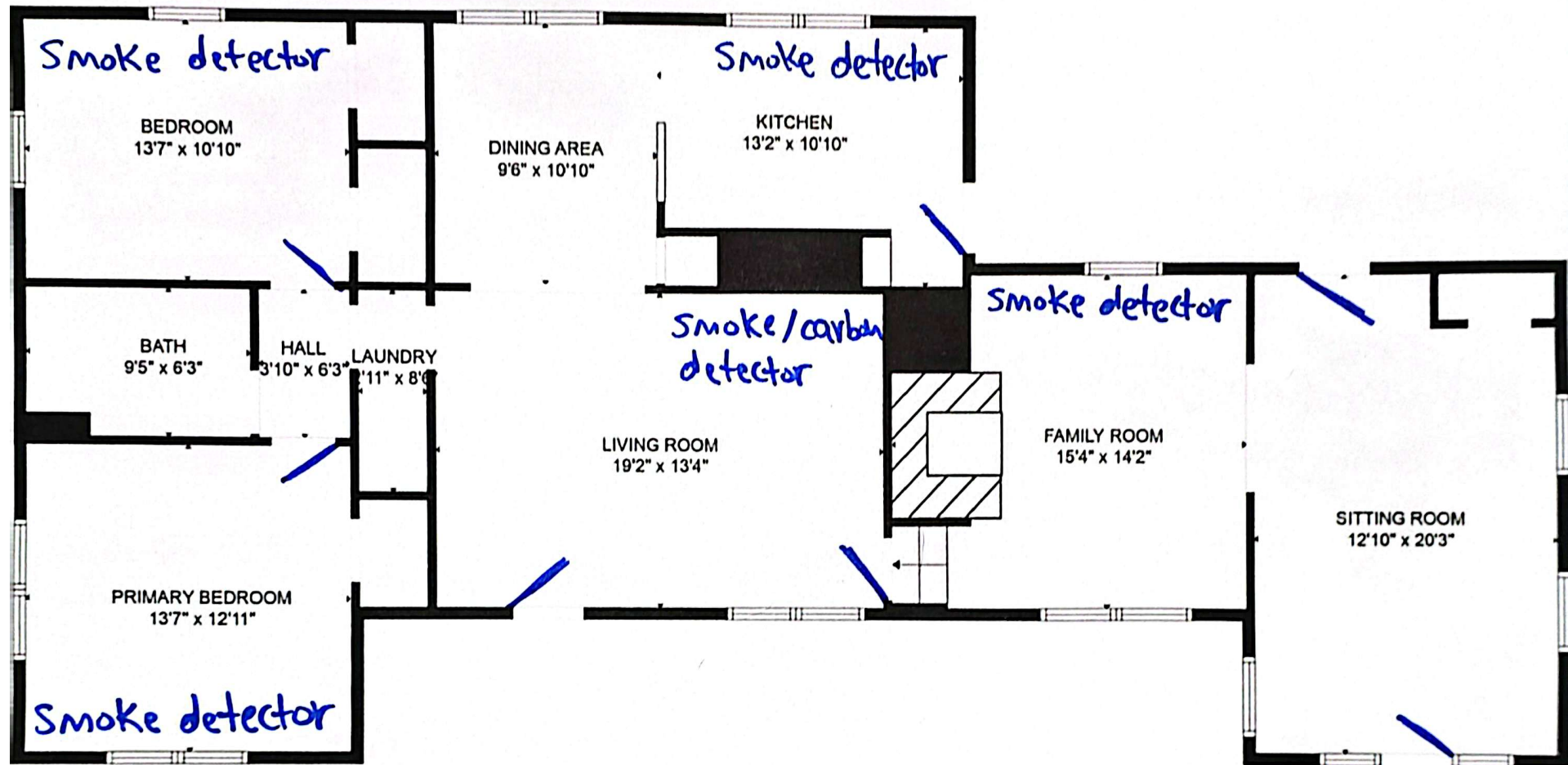
Notary Public

March 12, 2028

Commission Expiration Date



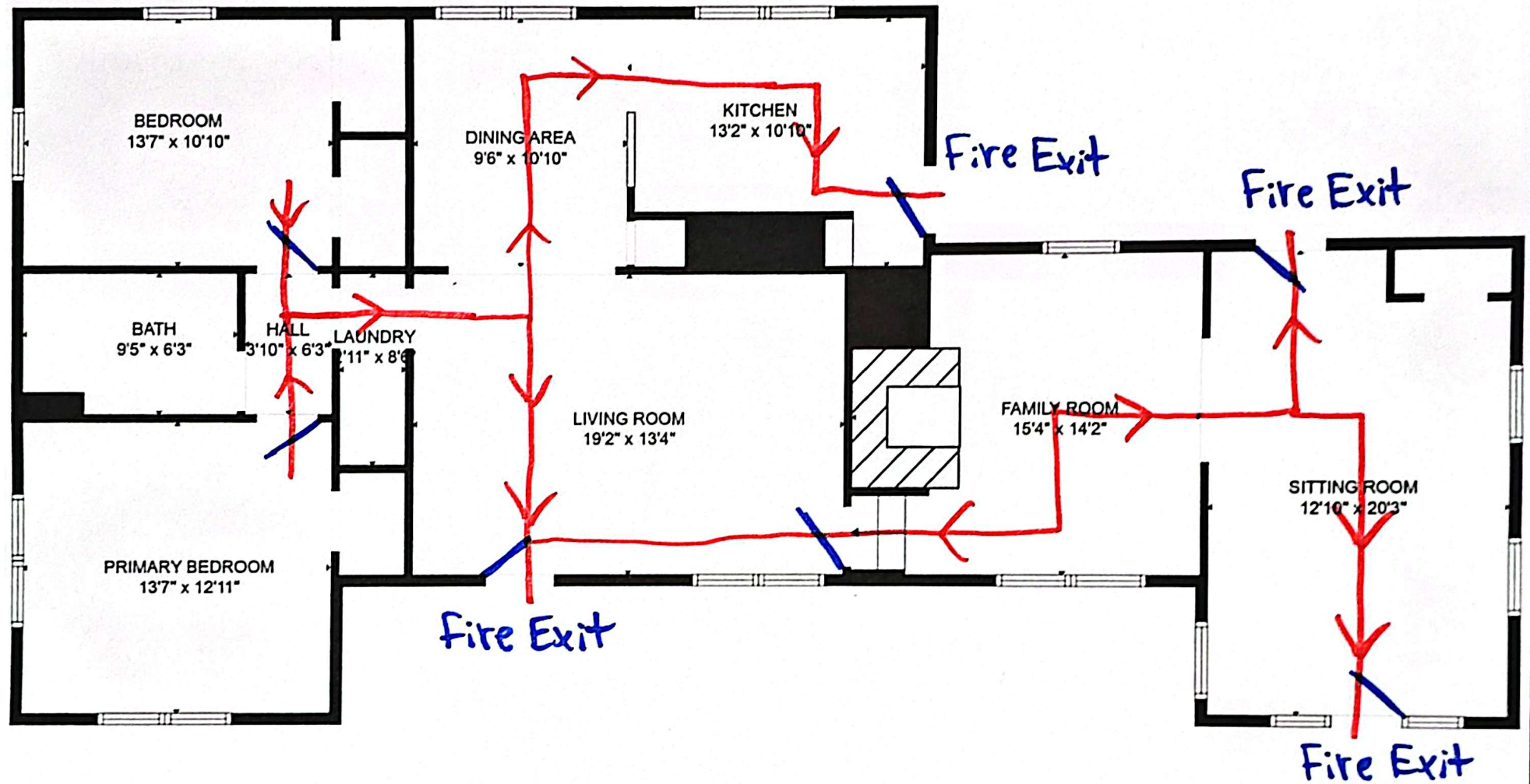
# Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

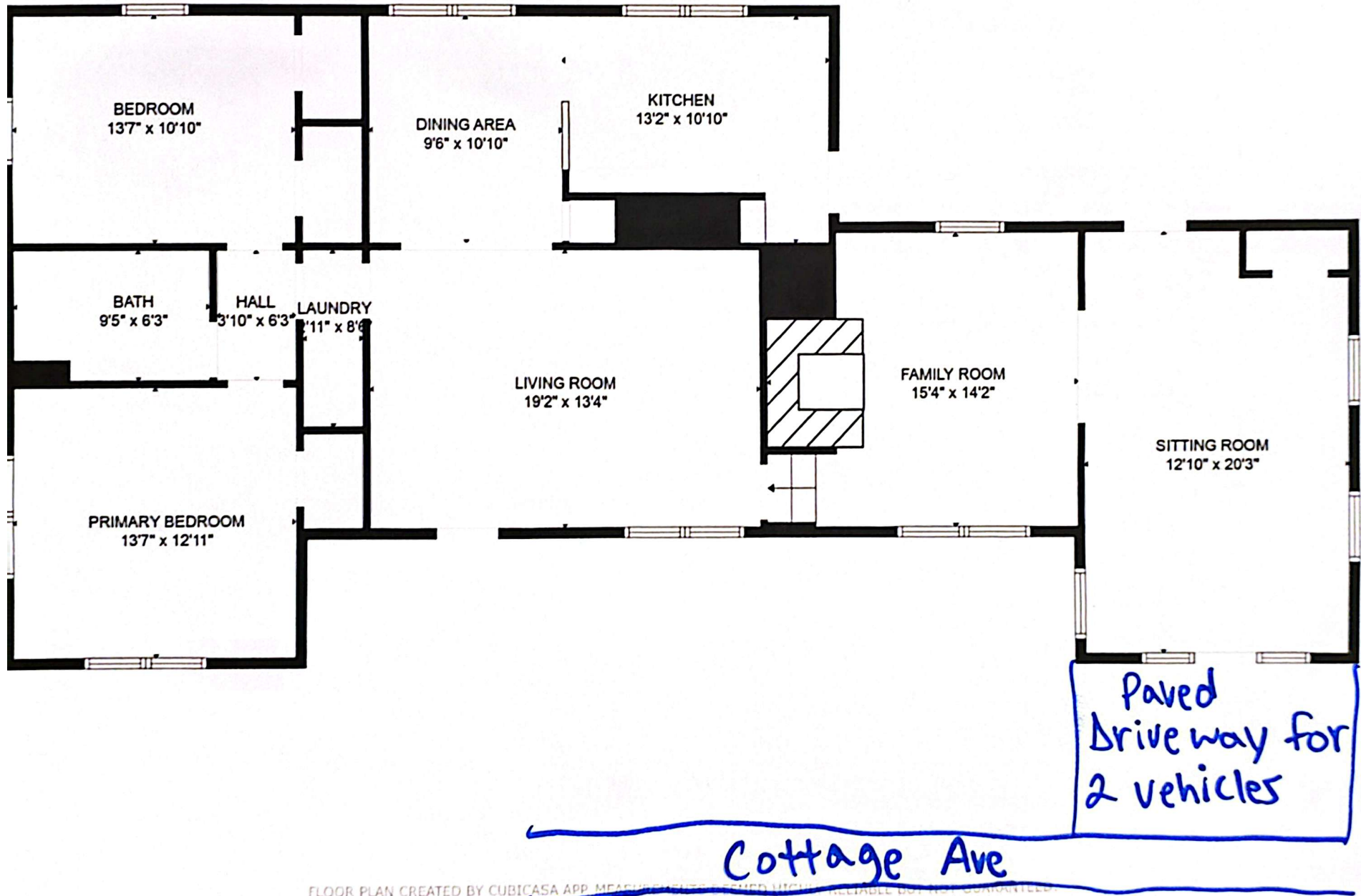


# Evacuation Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Parking Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS FORMED USING AVAILABLE DATA ARE NOT GUARANTEED







## Legend

- Freeway
- Highway
- Local
- Major Arterial
- Minor Arterial
- Other
- Private
- Ramp
- Recreation
- Resource
- Service
- Subsurface
- Unknown

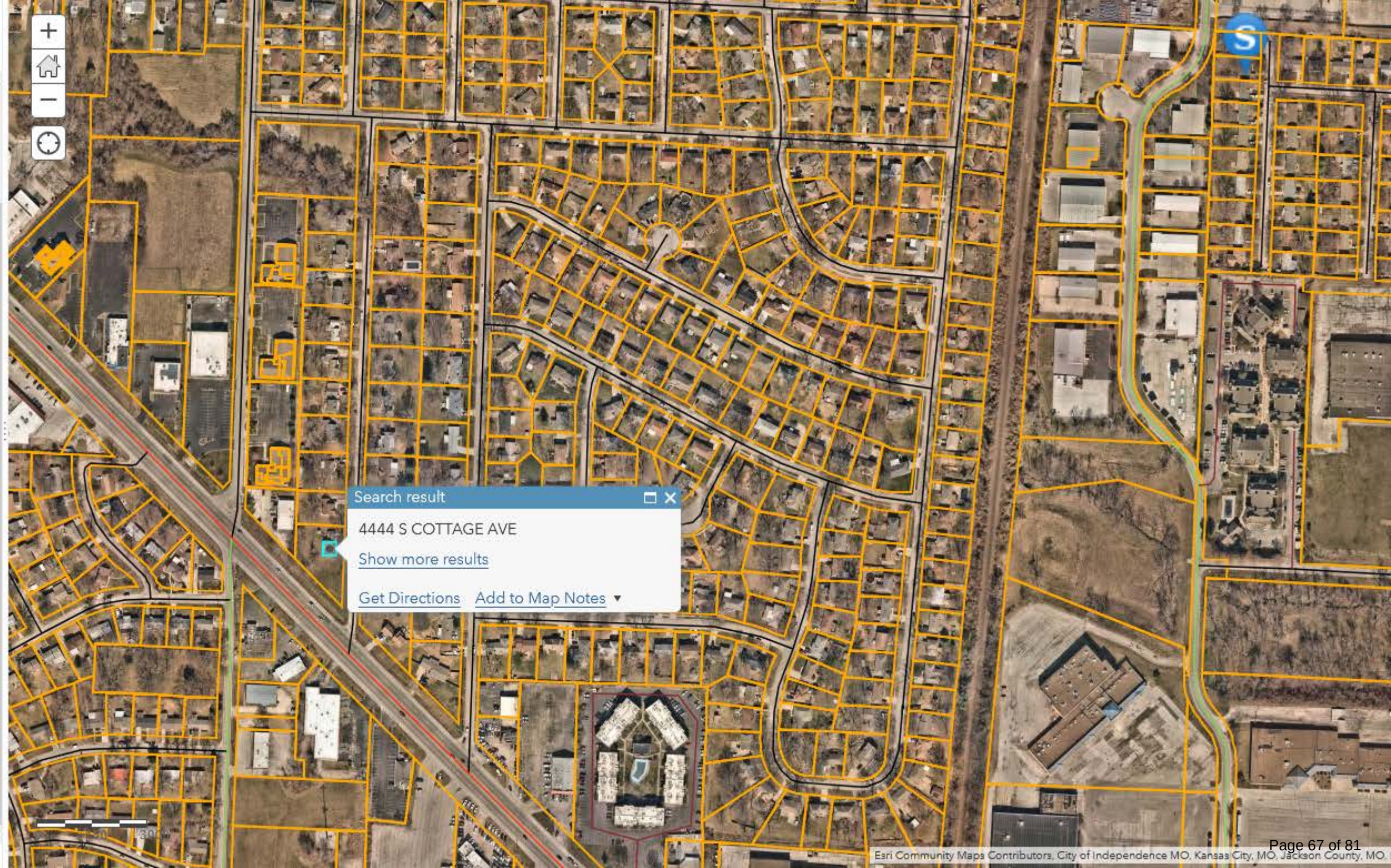
## Parcels



## Short Term Rentals



## City Limits





**MEETING DATE:** August 13, 2024

**STAFF:** Brian I. Harker, Senior Planner

**PROJECT NAME:** Sadie Raymond Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-19 – Short-Term Rental** – A request by Sadie Raymond to operate a Short-Term Rental at 2311 S. Norwood Avenue.

**PROPERTY ADDRESS:** 2311 S. Norwood Avenue

**APPLICANT/OWNER:** Sadie Raymond

**APPLICANT/OWNER ADDRESS:** 1325 S. Osage Village Court, Independence, MO 64057

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

**SURROUNDING ZONINGS/LAND USES:**

**North:** R-12 (Two-Family Residential)..Single-Family Residence

**South:** R-12 (Two-Family Residential)...Single-Family Residence

**East:** R-12 (Two-Family Residential)...Single-Family Residence

**West:** R-12 (Two-Family Residential)...Single-Family Residence

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed July 23, 2024
- Notification signs were posted on the property July 24, 2024

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license 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 four (4) persons total.
5. The maximum number of bedrooms shall be two (2).
6. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
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 2311 S. Norwood Avenue.

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

**Current Use:** Single-Family Residence

**Former Zoning:** Prior to 2009: R-2 (Two-Family Residential)

**Proposed Use:** Short-Term Rental

Prior to 1965: Not Zoned

## BACKGROUND HISTORY

### PROPOSAL:

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

### PROPERTY HISTORY:

The residential property, the South ½ of Lot 60 and the North ½ of Lot 61 of Englewood Park was platted in 1924. In 1965, the land was zoned R-2 (Two-Family Residential). In 2009, when the current version of the UDO was adopted, the zoning was updated to R-12 (Two-Family Residential). Therefore, the property has been zoned for two-family residential use since the City's adoption of its development ordinance.

### PHYSICAL CHARACTERISTICS OF PROPERTY:

The single-family residence sits on a 16,040-square foot lot. The structure is 1,148-square feet, excluding the accessory garage. The house has a living room, dining area, kitchen, bathroom, two bedrooms and a two-car garage. The exterior has off-white siding. The property also contains a two-car accessory garage.

### CHARACTERISTICS OF THE AREA:

The area surrounding the subject property features single-family residences of similar age of ranch and bungalow design.

### PARKING:

The driveway is two car-widths wide and wraps around the northside of the house extending to a two-car accessory garage providing more parking spaces than the four needed.

### UNRULY GUESTS/SECURITY:

The property owner plans to install the Minut Noise Monitoring Device and have quiet hours posted at all times, including the penalties for the City of Independence.

### SHORT TERM RENTAL REQUIREMENTS:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of a Minut noise monitoring device.
- **Trash Removal** - Trash pick-up is scheduled as a weekly service on Wednesday to be picked up by Ted's Trash Service.
- **Property listing** - The property will be listed on AirBNB and VRBO.
- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.



- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

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

### **EXHIBITS**

1. Online Application
2. Notification Letter
3. Addresses
4. Notification Aera Map
5. Affidavit
6. Floor Plan
7. Fire Plan
8. Parking Plan
9. Image Front
10. Nearest Short Term Rental Map

2311 S Norwood Ave Independence MO 64052

STR License

Submitted

|                    |            |                |               |
|--------------------|------------|----------------|---------------|
| Application number | A00137     | Applicant name | Sadie Redmond |
| Application date   | 2024-06-27 |                |               |

▼

Collapse details

Submitted

▼

Send license

Edit

|                                          |                  |
|------------------------------------------|------------------|
| Property Address                         | Permit Held By   |
| 2311 S NORWOOD AVE INDEPENDENCE MO 64052 | Owner            |
| Parcel Number                            | Rental Structure |
| 26430040700000000                        | Single family    |

Permit Holder

|                 |                                                 |
|-----------------|-------------------------------------------------|
| First Name      | Sadie                                           |
| Last Name       | Redmond                                         |
| Company Name    | Revitalized Renovations LLC                     |
| Phone Number    | 816-699-8453                                    |
| Email           | sadiedavis99@gmail.com                          |
| Mailing Address | 1325 S Osage Village Ct, Independence, MO 64057 |

Property Owner(s)

Property Owner #1

|                 |                                                 |
|-----------------|-------------------------------------------------|
| First Name      | Sadie                                           |
| Last Name       | Redmond                                         |
| Company Name    | Revitalized Renovations LLC                     |
| Phone Number    | 816-699-8453                                    |
| Email           | sadiedavis99@gmail.com                          |
| Mailing Address | 1325 S Osage Village Ct, Independence, MO 64057 |

Property Owner #2

|                 |                                                 |
|-----------------|-------------------------------------------------|
| First Name      | Christopher                                     |
| Last Name       | Redmond Jr                                      |
| Company Name    | Revitalized Renovations LLC                     |
| Phone Number    | 816-335-7150                                    |
| Email           | redmondchris@ymail.com                          |
| Mailing Address | 1325 S Osage Village Ct, Independence, MO 64057 |

Property Manager

|                 |                                                 |
|-----------------|-------------------------------------------------|
| First Name      | Sadie                                           |
| Last Name       | Redmond                                         |
| Company Name    | Revitalized Renovations LLC                     |
| Phone Number    | 816-699-8453                                    |
| Email           | sadiedavis99@gmail.com                          |
| Mailing Address | 1325 S Osage Village Ct, Independence, MO 64057 |

Responsible Agent

|                 |                                                 |
|-----------------|-------------------------------------------------|
| First Name      | Sadie                                           |
| Last Name       | Redmond                                         |
| Company Name    | Revitalized Renovations LLC                     |
| Phone Number    | 816-699-8453                                    |
| Email           | sadiedavis99@gmail.com                          |
| Mailing Address | 1325 S Osage Village Ct, Independence, MO 64057 |

Verification Documents

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Floor Plan      | <a href="#">floor_plan_2024-06-27-205229.png</a>     |
| Evacuation Plan | <a href="#">fire_safety_2024-06-27-205229.png</a>    |
| Parking Plan    | <a href="#">parking_spaces_2024-06-27-205229.png</a> |

Supplemental Questions

Possible Violations

We found no violations for this property

Add Note

Notes

Add



What is the total number of bedrooms? ^

2

Total number of parking spaces available on the property? ^

8

What is your proposed total occupancy? ^

4

Is street parking allowed? ^

No

Please provide your Noise Management Plan: ^

We plan to install the Mint Noise Monitoring Device and have quiet hours posted at all times, including the penalties guidelines for the City of Independence.

Please provide your Trash Disposal & Collection Plan: ^

We plan to have trash service through Teds Trash Service, the can will be set out on Tuesday nights and will be picked up Wednesday morning. Can will then be moved back up to the house Wednesday afternoon.

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

Mainly AirBNB, but VRBO as well. No booking.com, they don't have any protection for hosts at all.



PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: July 17, 2024

Case Number: 24-400-19

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: 2311 S NORWOOD AVE

Total Maximum occupancy: Four (4) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Revitalized Renovations LLC

Phone: (816)699-8453

E-Mail: [sadiedavis99@gmail.com](mailto:sadiedavis99@gmail.com)

Planning Commission Meeting Date: August 13, 2024, at 6:00 p.m.

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

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

*Gabriel Glaser*

Gabriel Glaser  
Planner

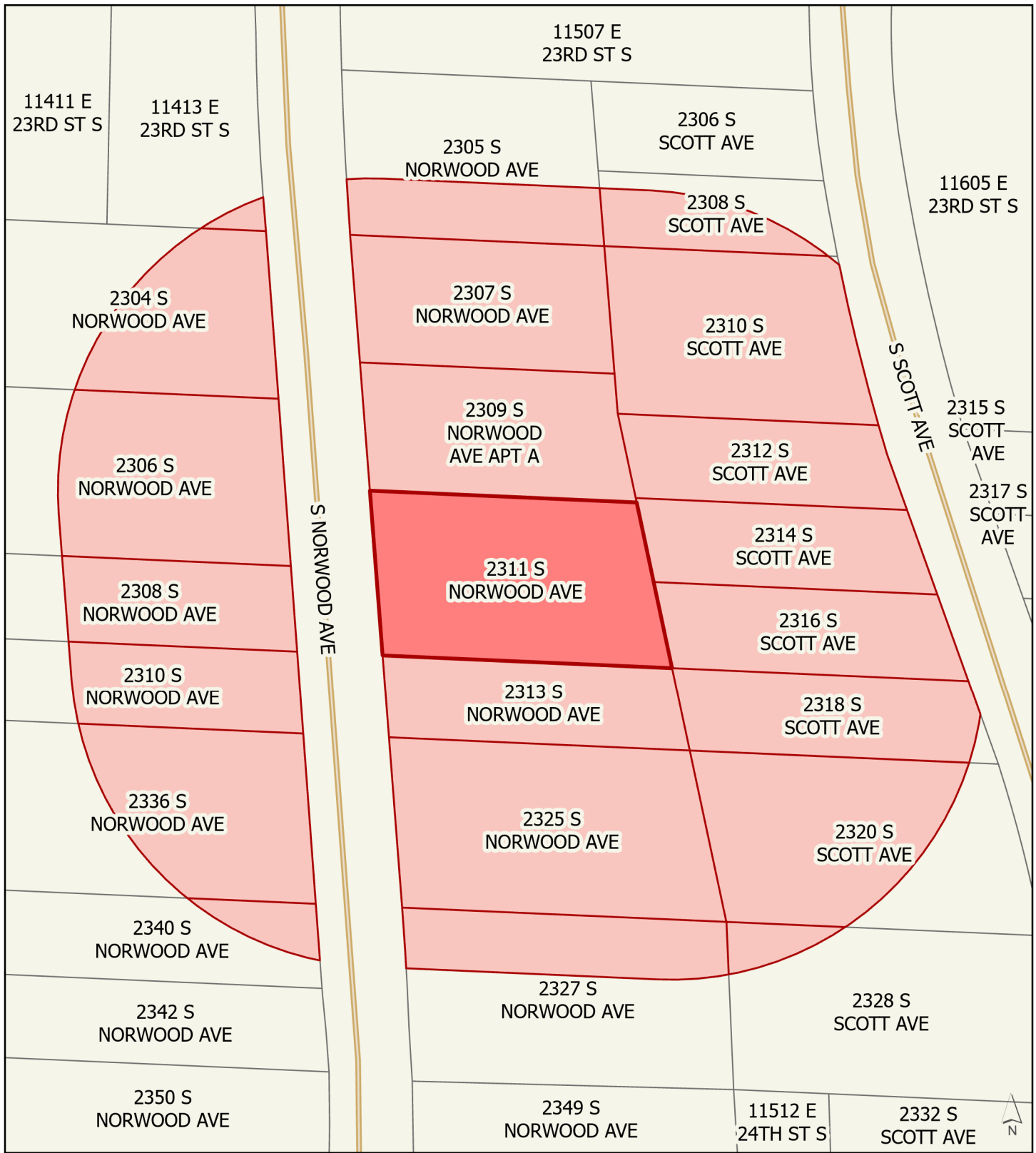


| Owner                                    | Address              | City         | State | Zip Code |
|------------------------------------------|----------------------|--------------|-------|----------|
| ARMSTRONG ROBERT E & DIANA M             | 2327 NORWOOD         | INDEPENDENCE | MO    | 64052    |
| BDW ENTERPRISES LLC                      | 350 MILLCREEK LN     | KAYSVILLE    | UT    | 84037    |
| DRYDALE MISTY JUNE                       | 2310 NORWOOD         | INDEPENDENCE | MO    | 64052    |
| GARAY LEONARDO                           | 2328 S SCOTT AVE     | INDEPENDENCE | MO    | 64052    |
| GONZALEZ MARIO RODRIGUEZ                 | 2307 S NORWOOD AVE   | INDEPENDENCE | MO    | 64052    |
| GOODRICH CHARLIE G                       | 2340 S NORWOOD AVE   | INDEPENDENCE | MO    | 64052    |
| LANDMARK EQUITY GROUP LLC                | 15954 S MURLEN # 264 | OLATHE       | KS    | 66062    |
| LOPEZ ARMANDO                            | 2308 S NORWOOD AVE   | INDEPENDENCE | MO    | 64052    |
| MCFADDEN HENRY                           | 2320 S SCOTT AVE     | INDEPENDENCE | MO    | 64052    |
| MITTLER CRISTINEMAE                      | 2305 S NORWOOD AVE   | INDEPENDENCE | MO    | 64052    |
| MORRIS MARDELLA M                        | 2308 S SCOTT AVE     | INDEPENDENCE | MO    | 64052    |
| NEWLAND ALTA JEAN & SMITH GEORGE RAY III | 16210 E 28TH ST S    | INDEPENDENCE | MO    | 64055    |
| PORTILLO SALINAS OMAR A                  | 23045 NORWOOD AVE    | INDEPENDENCE | MO    | 64052    |
| QUIJADA JOSE ROBERTO                     | 2336 S NORWOOD AVE   | INDEPENDENCE | MO    | 64052    |
| REYNOLDS ADAM T                          | 1320 N NOLAND RD     | INDEPENDENCE | MO    | 64050    |
| ROBERTO CHRISTINE M                      | 7235 WINDSWEPT LOOP  | SPARKS       | NV    | 89436    |
| STOCK GRETCHEN K                         | 2306 S NORWOOD       | INDEPENDENCE | MO    | 64052    |
| TURNOUT PROPERTIES LLC                   | 2305 KEYSTONE DR     | BLUE SPRINGS | MO    | 64014    |
| WHENHAM JOANN R                          | 30109 E EASLEY RD    | LEES SUMMIT  | MO    | 64086    |

# Notification Area

24-400-19

2311 S Norwood Ave, Independence, MO 64052



-  Subject Property
-  185 ft Notification Area

0 25 50 100 Feet

Prepared by Joshua Garrett, Community Development  
Date: 7/18/2024



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-19

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 23 day of July, 2024.

Jodi R Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 22 day of July, 2024.

Miranda L Rice

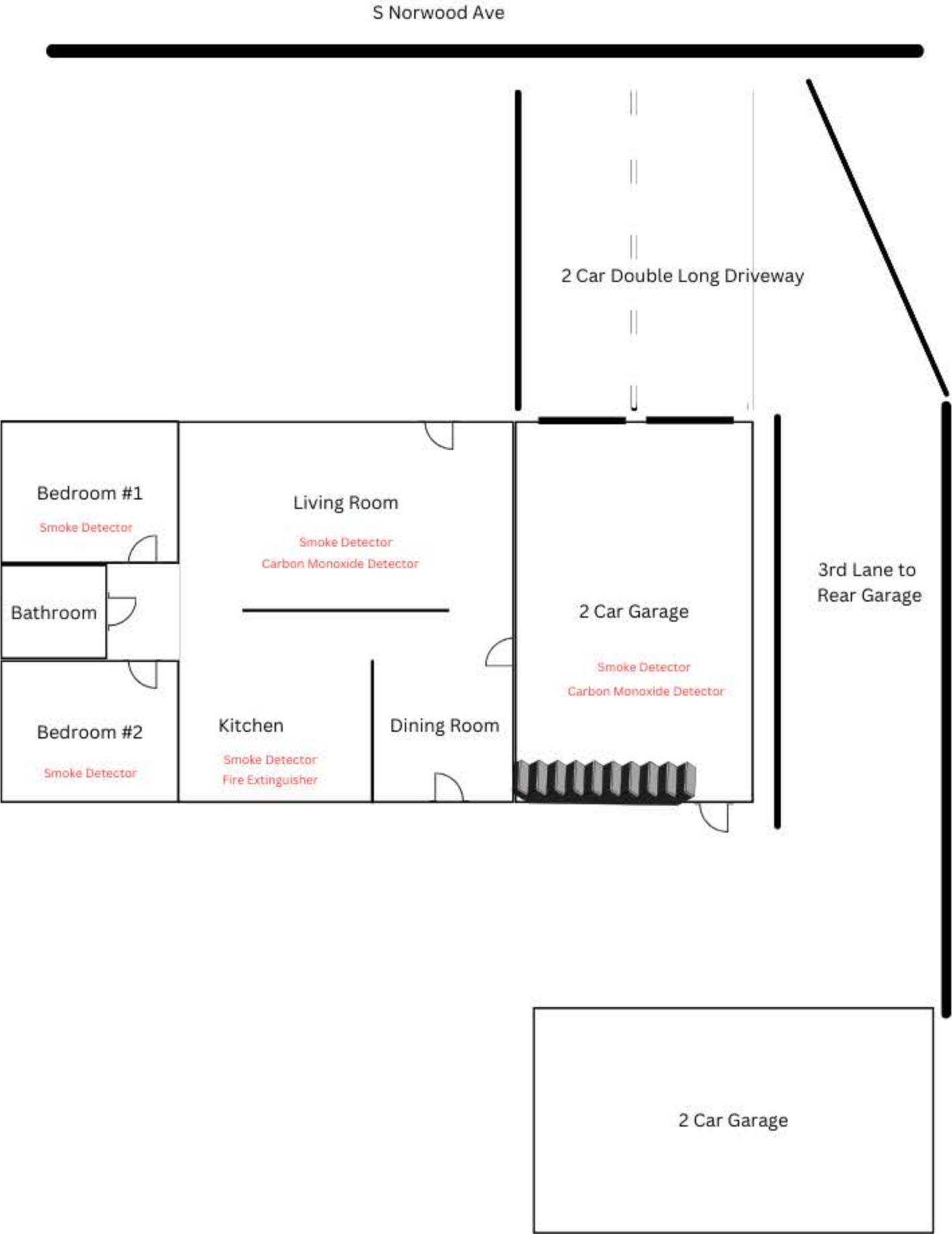
Notary Public

March 12, 2028

Commission Expiration Date

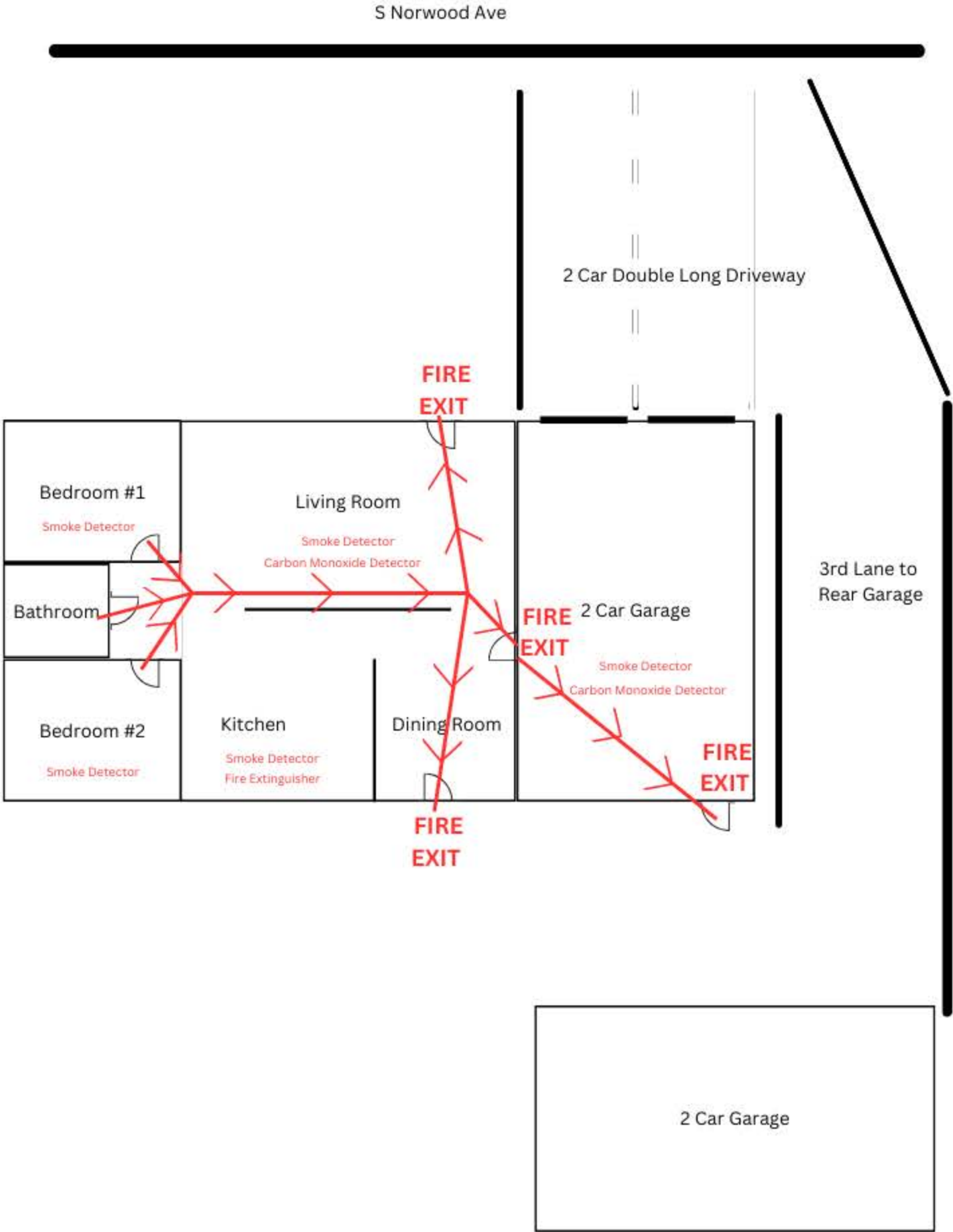


2311 S Norwood Ave - Floor Plan





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