



Planning Commission

February 24, 2026 6:00 PM,

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

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

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

1. **Planning Commission Minutes – February 10, 2026**

PUBLIC HEARINGS

1. **Case 26-100-02 – Rezoning – City owned properties located near Truman & Noland, Lexington & Memorial, and Lexington & Lynn** - A request to rezone the from C-2 (Commercial) and I-1 (Industrial) to HSQ (Historic Square).

OTHER BUSINESS

1. **Case 26-400-01 – Short-Term Rental – 12115 E. 47th Terrace S.** – A request to operate a Short-Term Rental at the property.
2. **Case 26-400-07 – Short-Term Rental – 1425 W. Waldo Avenue** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING MARCH 10, 2026

ADJOURNMENT



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

Planning Commission Minutes

February 10, 2026 6:00 PM

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

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 2/10/2026, in the 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

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

CONSENT AGENDA

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

1. **Planning Commission Minutes – January 27, 2026**

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 25-400-10 – Short-Term Rental – 409 S. Main Street** – A request to operate a Short-Term Rental at the property.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map

indicating the project area and explained the surrounding land uses. Mr. Glaser reviewed the conditions of approval.

Applicant Comments

Damon Caldwell, 605 N Main St, explained why he is interested in running a short-term rental and stated he is available for any questions.

In response to Commissioner Nesbitt, Mr. Caldwell stated he currently operates two short-term rentals in other cities.

Public Comments

No public comments.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

2. **Case 26-400-03 – Short-Term Rental – 16401 E. Cogan Drive** – A request to operate a Short-Term Rental at the property.

Staff Presentation

Mr. Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Glaser reviewed the conditions of approval. He confirmed to the commissioners that only four adults would be allowed due to limited parking.

Applicant Comments

Blake Webb, 16401 E Cogan Dr, explained why he is interested in running a short-term rental and stated he is available for any questions.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

3. **Case 26-400-04 – Short-Term Rental – 1947 Belmont Place** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

conditions of approval.

Applicant Comments

Nelish Patel, 1106 SW Foxtail Dr., Grain Valley, stated he is interested in operating the property as a short-term rental and made himself available for questions. Mr. Patel noted that he owns and manages other short-term rentals in other cities and that the subject property was previously used as a long-term rental.

He stated that, if approved, he would establish a regular lawn maintenance schedule and make exterior improvements to enhance the property's appearance. He also confirmed that the second driveway is paved and available for parking.

Public Comments

Sarah Diman, 2000 S. Belmont Pl., located across the street from the proposed rental, expressed concern that the street is narrow and that additional street parking could create issues.

Susie Warnock, 1936 S. Belmont Pl., stated concerns regarding potential parties and a lack of respect for the neighborhood.

Sara Totty, 2001 S. Belmont Pl., expressed concerns about landscaping and trees encroaching onto her property, as well as potential street parking impacts.

Mr. Patel acknowledged the neighbors' concerns. Regarding parking, he stated he would instruct tenants not to park on the street. To address concerns about parties, he stated he would not rent the property to individuals who reside in the Kansas City area.

He further explained that short-term rentals provide greater management control compared to long-term rentals, including the ability to terminate reservations early if issues arise. Mr. Patel stated that neighbors would be provided with contact information for the managing company in the event of concerns.

In response to Commissioner O'Neill, Mr. Glaser confirmed that no protest petition had been filed with the City.

In response to Ms. Diman, Mr. Glaser explained the definition of a short-term rental and clarified that a short-term rental license is not transferable to a subsequent property owner.

Rick Arroyo outlined the City's revocation procedures should multiple complaints be received regarding a short-term rental.

Ms. Diman asked whether she should contact the police or the property manager if a party was in progress. City Prosecutor Mitch Langford stated that she may contact the police; however, he noted that doing so may impact the relationship with the property owner and that police response options may be limited. He added that he has not received complaints regarding short-term rental tenants but frequently addresses issues involving long-term rentals.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

- 4. **Case 26-400-05 – Short-Term Rental – 3509 S. Maybrook Avenue** – A request to operate a Short-Term Rental at the property.

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Glaser reviewed the conditions of approval.

Applicant Comments

Stormie Pryor, 3510 S Maybrook Ave, stated she is interested in operating the property as a short-term rental and made herself available for questions.

Public Comments

No public comments.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Michael Young seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING NEXT MEETING FEBRUARY 24, 2026

Mr. Arroyo announced that the March 10 Planning Commission meeting will be held at City Hall for the final time. He stated that future meetings will be conducted at a new location, which is yet to be determined. The Planning Commission will be notified once the new location has been finalized.

ADJOURNMENT

The meeting was adjourned at 7:16 p.m.

MEETING DATE: February 24, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: Historic Square Rezoning

CASE NUMBER/REQUEST: Case 26-100-02 – Rezoning – City owned properties located near Truman & Noland, Lexington & Memorial, and Lexington & Lynn – A request to rezone the properties located near Truman Road & Noland Road, Lexington Avenue & Memorial Drive, and Lexington Avenue & Lynn Street from C-2 (Commercial) and I-1 (Industrial) to HSQ (Historic Square).

APPLICANT: City of Independence

PROPERTY LOCATIONS: 301, 14109, 14115, 14411, 14413, 14417 & 14419 E. Truman Road and 300 E. Lexington Avenue will be rezoned from I-1 (Industrial) to HSQ (Historic Square); and 223 E. Truman Road, 124 E. Kansas Avenue, 111 & 200 N. Noland Road, 208, 210, 214 & 215 E. Lexington Avenue, 211 E. Paxton Avenue and 111 E. Maple Avenue, from C-2 (General Commercial) to HSQ (Historic Square).

SURROUNDING ZONING/LAND USE:

- North:** C-2 and I-1...vacant land, transit center and utilities
- Northeast:** R-18/PUD...apartments
- South:** C-2...retail, service and single-family residences
- Southeast:** R-12...single-family residential
- East:** I-1...storage building
- West:** C-2..retail and service

PUBLIC NOTICE:

- Letters to property owners – February 4, 2026
- Public Notice published in the Independence Examiner – February 7, 2026
- Signs posted on property – February 7, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on April 8, 2026 and the public hearing/second reading on April 20, 2026.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A City rezoning for properties located near Truman Road & Noland Road, Lexington Avenue & Memorial Drive, and Lexington Avenue & Lynn Street from C-2 (Commercial) and I-1 (Industrial) to HSQ (Historic Square).

Current Zonings: C-2 (General Commercial)
& I-1 (Industrial)

Proposed Zoning: HSQ (Historic Square)
Current Use: Public

Platting and Zoning History:

The lots included in this application to be rezoned are portions of the plats for Independence Old Town (platted in 1827), Waldo Subdivision (platted in 1859 and 1866), and Waldo and Norris (platted in 1858).

At the time Independence adopted its Zoning District Map in 1965, the area east of Lynn Street (between Truman Road and Lexington Avenue/rail spur over to 14501 E. Truman Road) was zoned M-1 (Industrial); except for where the existing police lot is located. It and the existing parking lot area south of Lexington Avenue were zoned C-2 (Commercial). In 1980, all of the area to the west of the newly rerouted Noland Road was rezoned C-2 (General Commercial). The area along Truman Road east of Noland Road remained M-1 (Industrial). The City adopted its Unified Development Ordinance (UDO) in 2009, and the industrial zoned properties were relabeled with the zoning classification I-1 (Industrial).

Proposal:

The city seeks to rezone the tracts of this application to HSQ (Historic Square) to better conform with the Reshaping the Square plan, the existing land use and the character of the surrounding neighborhood.

Physical Characteristics of Properties:

City Hall, the Police Building and Sermon Center are set on separate lots each with their own parking lots. There is a parking lot on the east side of Lynn Street south of Lexington Avenue and another southeast of the intersection of Lynn Street and Truman Road north of Municipal Service’s old “NAPA” building. Lots west of the Sermon Center are vacant lots.

Characteristics of the Area:

Buildings in this existing commercial zoning district vary in era from the mid-1800’s to the 1970’s. The commercial structures in the square area are largely historic red brick buildings and built close to the sidewalks. East of Noland Road surrounding development is less dense. Residential uses exist along Lexington Avenue to the southeast and Dodgion Street and Hocker Street to the northeast.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposal conforms with Independence for All, Strategic Plan’s objective, “Stabilize and revitalize neighborhoods.” Rezoning these properties will reinforce the urban fabric of the Independence Square and vicinity.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Mixed Uses. The relevant, “Tools and Policies,” would be to, “Encourage mixed-use development and self-sufficient neighborhoods.”

Sub-Area Plans:

These properties are located within the Downtown Redevelopment Area and the new Reshaping the Square Plan area.

Reshaping the Square:

The Reshaping the Square Master Plan envisions a long-term revitalization of Historic Downtown Independence, centered around the Truman Courthouse and its surrounding National Landmark District. The plan aims to restore the area as a vibrant hub of community life, commerce, and tourism, while honoring its deep historical roots, including its connection to President Harry S. Truman and the pioneer trails; it seeks to blend historic preservation with modern amenities to attract residents, businesses, and visitors.

The study area spans from Pleasant Street to the west, Walnut Street to the south, Truman Road to the north, and the railroad tracks east of Noland Road. A key opportunity lies in the planned relocation of City Hall and the Police Department, which would free up a significant block near the Courthouse for transformative development.

Historic Square District (HSQ) District:

Reshaping the Square calls for the establishment of a downtown district that creates a set of development and redevelopment standards designed to closely align with the objectives outlined in the plan. The district should foster a streamlined development review process that encourages reinvestment, rehabilitation, redevelopment, and development of vacant sites.

The district establishes subdistricts to identify distinct place types as well as regulating land uses within the square area. The subdistricts are:

- a) **Historic Square.** This subdistrict is intended to preserve and reinforce the traditional pattern of development within and directly adjacent to the downtown square. This district emphasizes active first-floor commercial activities. **The area of the rezoning lies to the east of this subdistrict.**
- b) **Downtown Transition.** This subdistrict is intended to enable a variety of commercial, mixed-use, and residential uses in a compact, walkable setting. The design standards within this district are more flexible to accommodate a broader range of uses, including adaptive reuse. **This is the subdistrict in which the area of the rezoning is located.**
- c) **Downtown Neighborhood.** This subdistrict provides an opportunity to allow a range of compact, “middle” housing types such as townhomes, walkups, and compact single-family homes to support access to the goods and services offered by adjacent areas. This subdistrict is residential in nature and reinforces the walkability of the area. **This subdistrict lies south of the area to be rezoned.**

Zoning:

The proposed HSQ (Historic Square) zoning classification allows for libraries, colleges, schools, churches, daycares, medical centers, parks, animal sale, grooming and veterinary services, restaurants, bars, nightclubs, indoor spectator venues, banks, lodging, government-facilities, personal improvement, retail, indoor sports venues and artisan manufacturing. Currently, the properties are zoned C-2 (General Commercial), a zoning classification that allows for offices, retail, light auto repair, restaurants and various other uses also allowed in the HSQ district, and, I-1 (Industrial), a zoning classification that allows for warehousing, wholesaling, vehicle repair, small engine repair, vehicle storage, office use, government facilities, utilities and manufacturing.

The C-2 (General Commercial) and I-1 (Light Industrial) zoning districts are intended to accommodate more contemporary, auto-oriented development patterns and building forms. These districts do not align well with the historic, pedestrian-scaled character of the Independence Square, which was originally developed in the 1800s and reflects a traditional town center pattern rather than modern commercial or industrial development.

Historic and Archeological Sites:

Being part the historic core of the city, numerous historical structures and sites are located within and nearby the historic square area.

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

On the south side of Truman Road, between the Sermon Center and 14501 E. Truman Road, there is a First Order Stream (a portion which is piped) running through a federally designated floodplain and a city designated stream buffer.

CIP Investments:

There will be improvements to Main Street south of Lexington Avenue.

REVIEW CRITERIA

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

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Mixed Uses for the area.

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

The properties are in the Reshaping the Square plan which aims to restore the area as a vibrant hub of community life, commerce, and tourism, while honoring its deep historical roots, including its connection to President Harry S. Truman and the pioneer trails; it seeks to blend historic preservation with modern amenities to attract residents, businesses, and visitors.

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

The proposed HSQ (Historic Square) zoning district is compatible with the zoning and land use pattern of surrounding properties and is specifically intended to implement the vision and policies of the Reshaping the Square Master Plan. The HSQ district establishes development standards, permitted uses, and design expectations that reinforce the historic, mixed-use character of the Square while allowing for reinvestment and adaptive reuse of existing buildings.

By encouraging pedestrian-oriented development, upper-story residential and office uses, active ground-floor commercial uses, and context-sensitive building design, the HSQ zoning provides a regulatory framework that aligns with adjacent downtown zoning districts and existing land uses. The district also complements any applicable overlay standards by

prioritizing historic compatibility, scale, and urban form rather than auto-oriented development patterns.

Overall, the HSQ zoning advances the goals of the Reshaping the Square Master Plan by promoting compatible infill development, preserving the Square's historic character, and supporting a cohesive and vibrant downtown core consistent with long-range planning objectives adopted by the City of Independence.

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

The proposed rezoning is compatible with the existing and planned character of the surrounding area and is consistent with the vision established in the Reshaping the Square Master Plan for the Independence Square. The Master Plan calls for a balanced mix of uses, reinvestment in underutilized properties, and context-sensitive development that supports the Square as a walkable, mixed-use activity center while respecting adjacent neighborhoods.

The requested zoning and its permitted uses align with these goals by encouraging development patterns that complement the scale, intensity, and function envisioned for the area. The proposed uses are intended to support the Square's role as a focal point for commerce, services, and residential activity, while avoiding land use conflicts with nearby properties. In addition, the rezoning promotes reinvestment and adaptive reuse in a manner that reinforces the historic character and urban form emphasized in the Master Plan.

Overall, the proposal advances the Reshaping the Square objectives by fostering compatible land uses, supporting economic vitality, and reinforcing the long-term vision for the Square as a vibrant and cohesive district integrated with its surrounding neighborhoods.

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

The subject properties are not well suited for the full range of uses permitted under the existing zoning regulations. The parcels zoned C-2 are constrained by setback requirements that significantly limit developable areas, thereby restricting the practical use of the sites for many commercially permitted uses. In addition, the properties zoned I-1 are not appropriate for industrial development due to their proximity to established residential neighborhoods and nearby Square-area commercial uses. Industrial activities would be incompatible with the surrounding land uses and could result in land use conflicts. As a result, the existing zoning classifications do not align with the physical characteristics of the properties or the surrounding development pattern, supporting consideration of the proposed rezoning.

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

This question is not applicable for all the properties, except for those east of the Sermon Center that have been vacant for decades.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

Approval of the requested rezoning is not anticipated to have a detrimental effect on surrounding properties. The proposed zoning district is compatible with the existing and planned land uses in the immediate area and allows for development that is similar in scale, intensity, and character to nearby properties.

Based on the location, surrounding development pattern, and the City's regulatory framework, the proposed rezoning is not expected to negatively affect property values or the use and enjoyment of nearby properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

If rezoning is denied, both the C-2 and I-1 zoned properties will continue to have legal nonconforming setbacks and thus be difficult to develop given the limitation. Further, there are limitations for commercial uses on the industrially zoned lots.

EXHIBITS

1. Notification Letter
2. Notification Address List
3. Notification Area Map
4. Affidavit
5. Aerial Imagery
6. HSQ Subdistrict map
7. Comprehensive Plan map
8. Zoning map



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

February 4, 2026

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of properties located near Truman Road and Noland Road, Lexington Avenue and Memorial Drive and Lexington Avenue and Lynn Street from I-1 (Industrial) and C-2 (General Commercial) to HSQ (Historic Square).

You are receiving this notification because your property has been identified as being within 185 feet of the subject properties for rezoning.

Firstly, the zoning of the properties listed below are sought to be changed from I-1 (Industrial) to HSQ (Historic Square) to better match the use/zoning of surrounding properties. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

- **301, 14109, 14115, 14411, 14413, 14417 and 14419 E. Truman Road and 300 E. Lexington Avenue** from I-1 (Industrial) to HSQ (Historic Square).

Secondly, the zoning of the properties listed below are sought to be changed from C-2 (General Commercial) to HSQ (Historic Square) to better match the use/zoning of surrounding properties. Again, a map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

- **223 E. Truman Road, 124 E. Kansas Avenue, 111 and 200 N. Noland Road, 208, 210, 214 and 215 E. Lexington Avenue, 211 E. Paxton Avenue and 111 E. Maple Avenue** from C-2 (General Commercial) to HSQ (Historic Square).

The lots on the map presently have been zoned I-1 (Industrial) and C-2 (General Commercial) for many years. The City is proposing to change the zoning of the lots to **HSQ (Historic Square)**, a zoning classification that would allow mixed-use buildings, libraries/cultural exhibits, basic utilities, colleges, daycare, medical centers, religious institutions, schools, animal sales, grooming and veterinary services, eating and drinking establishments, spectator sports-indoor small venue, financial services (not pawn shops or short-term loans), food and beverage retail sales, lodging (bed and breakfast, hotel/motel, and short-term rentals), medical services, office,

personal improvement services repair and laundry services, retail sales services, sports and recreation participant indoor and artisan manufacturing.

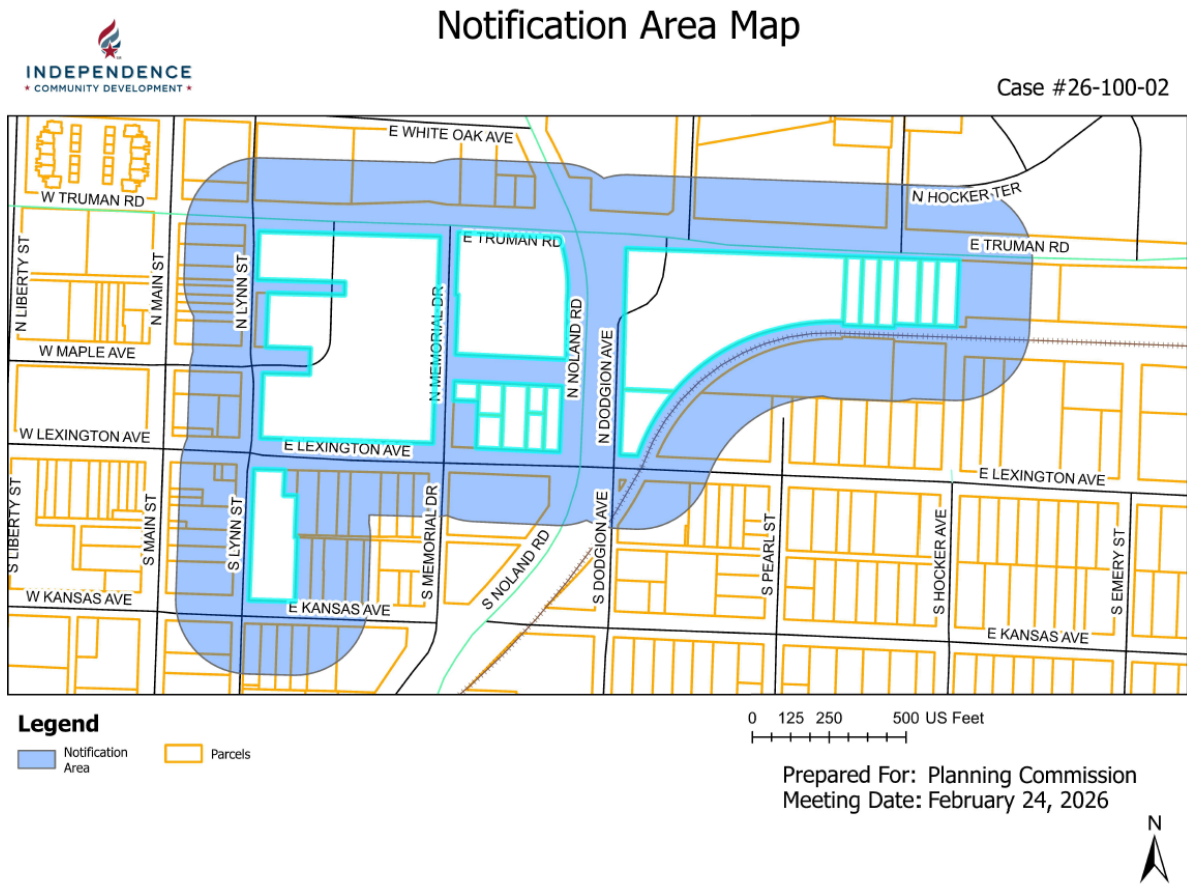
A formal public hearing on this rezoning will be held on **February 24, 2026** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on April 20, 2026.

Property owners surrounding/adjacent to the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

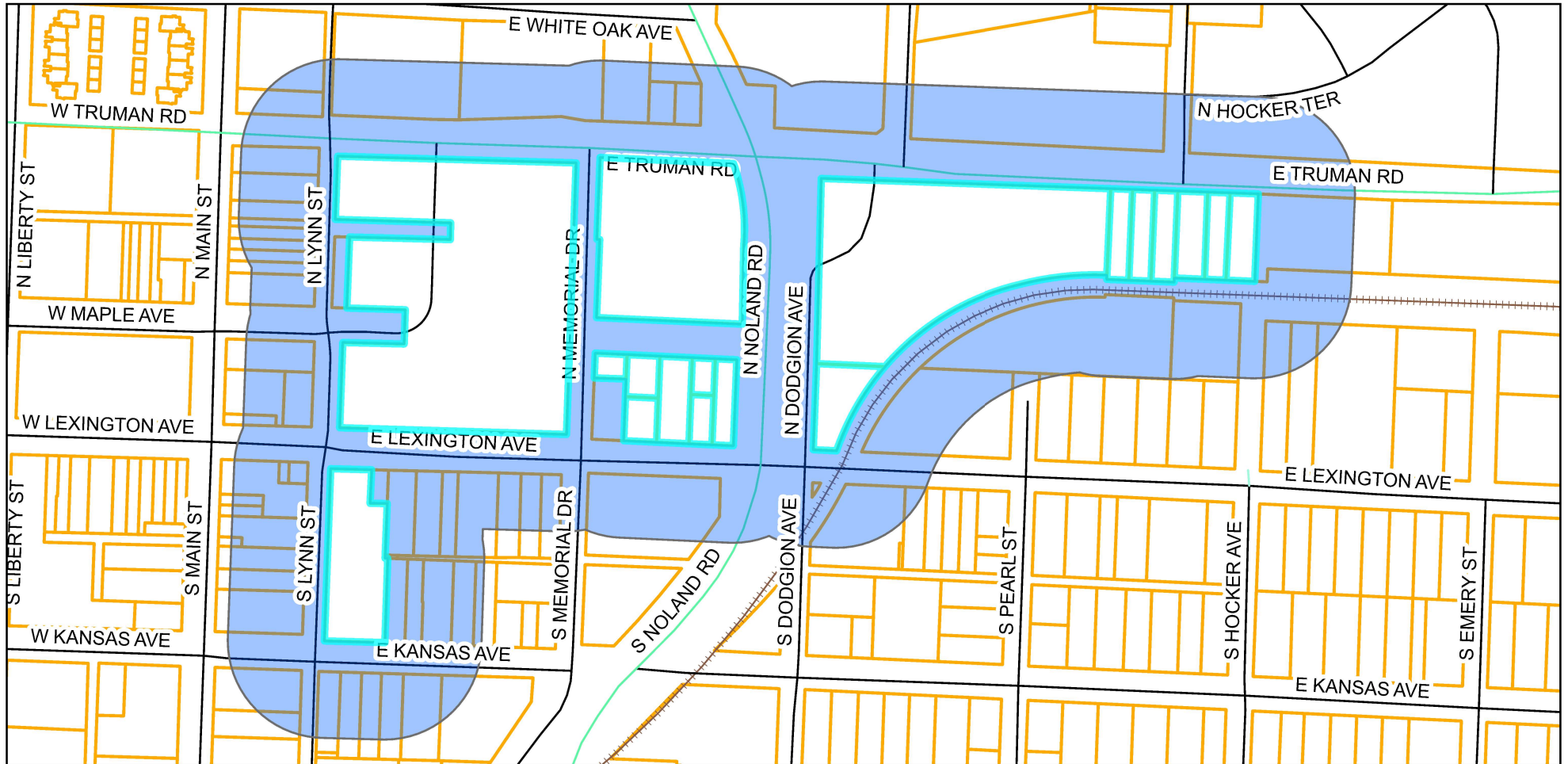
Brian L. Harker
Planner



Property Address	Property Owner	Owner Address	City	State	ZIP Code
201 S MAIN ST	VITALE ROSEMARY-TRUSTEE	PO BOX 7027	OVERLAND PARK	KS	66207
101 S MAIN ST	CARL ADRIAN F & SUNA	15800 E 28TH STREET CT S	INDEPENDENCE	MO	64055
211 N MAIN ST	211 MAIN STREET	116 S PLEASANT ST	INDEPENDENCE	MO	64050-3638
107 S MAIN ST	107 MAIN STREET LLC	221 W LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050
123 E KANSAS AVE	GILLPATRICK DAVID & THERESA	123 E KANSAS AVE	INDEPENDENCE	MO	64050
111 N MAIN ST	MW MEDLEY ENTERPRISES LLC	1711 N MO 7 HWY	INDEPENDENCE	MO	64056
125 S MAIN ST	COOLEY INVESTMENTS LLC	7605 BRECKENRIDGE AVE	KANSAS CITY	MO	64139
14505 E TRUMAN RD	SMITH FRANK A	1403 W COLLEGE ST	INDEPENDENCE	MO	64050
506 E LEXINGTON AVE	JESTER SAMANTHA & LOGAN	506 E LEXINGTON AVE	INDEPENDENCE	MO	64050
136 E KANSAS AVE	ALPINE EQUITY LLC	PO BOX 241	INDEPENDENCE	MO	64051
125 E LEXINGTON AVE	ALLIN JERRY A & BONNIE-TRUSTEE	15100 E 41ST ST	INDEPENDENCE	MO	64055
200 S MEMORIAL DR	FASSE GREGORY P & CAROLEE J	3223 SANTA FE TER	INDEPENDENCE	MO	64055
217 N MAIN ST	JACKSON COUNTY HISTORICAL SOCIETY	PO BOX 4241	INDEPENDENCE	MO	64051
508 E LEXINGTON AVE	DANIELS MARION E JR & JOANNA M	508 E LEXINGTON AVE	INDEPENDENCE	MO	64050
201 N MAIN ST	SQUARE PROPERTIES	PO BOX 900	INDEPENDENCE	MO	64051
127 E KANSAS AVE	DEEJAY INVESTMENTS LLC	127 E KANSAS AVE	INDEPENDENCE	MO	64050
140 E KANSAS AVE	BARTOSIK JOSEPH	140 E KANSAS AVE	INDEPENDENCE	MO	64050
121 E KANSAS AVE	NIELSEN JAYNIE C	121 E KANSAS AVE	INDEPENDENCE	MO	64050
203 N LYNN ST	THE POWERHOUSE FOUNDATION INC	PO BOX 1019	INDEPENDENCE	MO	64050
139 E LEXINGTON AVE	PEDDLERS PARTNERS	139 E LEXINGTON AVE	INDEPENDENCE	MO	64050
504 E LEXINGTON AVE	BROOKSHIRE ATHENA N	504 E LEXINGTON AVE	INDEPENDENCE	MO	64050
NO ADDRESS ASSIGNED	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
115 S MAIN ST	BELLISSIMO PROPERTIES BY STEFANIA LLC	115 S MAIN ST	INDEPENDENCE	MO	64050
13910 E TRUMAN RD	KANSAS CITY AREA TRANS AUTH	1200 E 18TH ST	KANSAS CITY	MO	64108
104 E LEXINGTON AVE	SQUARE ONE HOMES LLC	PO BOX 65	INDEPENDENCE	MO	64051
211 S LYNN ST	ZUPANEC KEVIN M	6613 HARVARD AVE	RAYTOWN	MO	64133
109 E LEXINGTON AVE	TREVCON LLC	800 W MAPLE AVE	INDEPENDENCE	MO	64050
124 E TRUMAN RD	SCHOOL DISTRICT OF CITY OF INDEPENDENCE	201 N FOREST AVE	INDEPENDENCE	MO	64050
126 E KANSAS AVE	KEYS COLEMAN O	7949 BLUE RIDGE BLVD	KANSAS CITY	MO	64138
215 N MAIN ST	MC PROPERTIES LLC	PO BOX 900	INDEPENDENCE	MO	64051
209 N MAIN ST	SCANDINAVIA PLACE LLC	209 N MAIN ST	INDEPENDENCE	MO	64050
103 N MAIN ST	MC PROPERTIES LLC	308 W MAPLE AVE	INDEPENDENCE	MO	64050

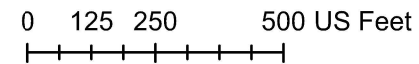
132 E KANSAS AVE	VELASQUEZ WILLIAM AUGUSTO ORELLANA	4729 HEDGES AVE	KANSAS CITY	MO	64133
213 N MAIN ST	HART WILLIAM & BARBARA	915 S MAIN ST	INDEPENDENCE	MO	64050
141 E LEXINGTON AVE	LOCK & KEY PROPERTIES LLC	112 S MEMORIAL DR	INDEPENDENCE	MO	64050
123 S MAIN ST	STUDIO SQUARE LLC	221 E LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050
209 S MAIN ST	MCPROPERTIES LLC	201 W LEXINGTON AVE STE 400	INDEPENDENCE	MO	64050
315 E LEXINGTON AVE	T&L LLC	308 E KANSAS AVE	INDEPENDENCE	MO	64050
301 N DODGION AVE	HOUSING AUTHORITY INDEPENDENCE	210 S PLEASANT ST APT 112	INDEPENDENCE	MO	64050
121 E LEXINGTON AVE	121 LEXINGTON LLC	5742 DARLING ST	HOUSTON	TX	77007
117 S MAIN ST	THREE TRAILS CENTER LLC	PO BOX 900	INDEPENDENCE	MO	64051
200 E LEXINGTON AVE	ST PAUL A M E CHURCH	200 E LEXINGTON AVE	INDEPENDENCE	MO	64050
111 E LEXINGTON AVE	LUCHT JODIE E	921 S MAIN ST	INDEPENDENCE	MO	64050
128 E KANSAS AVE	FRISBIE'S LLC	4105 BUCKNER TARSNEY RD	SIBLEY	MO	64088
131 E KANSAS AVE	HAMAN DIANE K	131 E KANSAS AVE	INDEPENDENCE	MO	64050
151 E LEXINGTON AVE	VEST HOLDINGS LLC	312 NE PALMER DR	BLUE SPRINGS	MO	64014
124 E TRUMAN RD	UNITED STATES OF AMERICA	601 RIVERFRONT DR	OMAHA	NE	68102

Notification Area Map



Legend

- Notification Area
- Parcels



Prepared For: Planning Commission
Meeting Date: February 24, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-100-02

I, Chelsea Wright, 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 4 day of February, 2026.

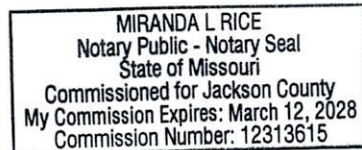
Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 4 day of February, 2026.

Miranda L Rice

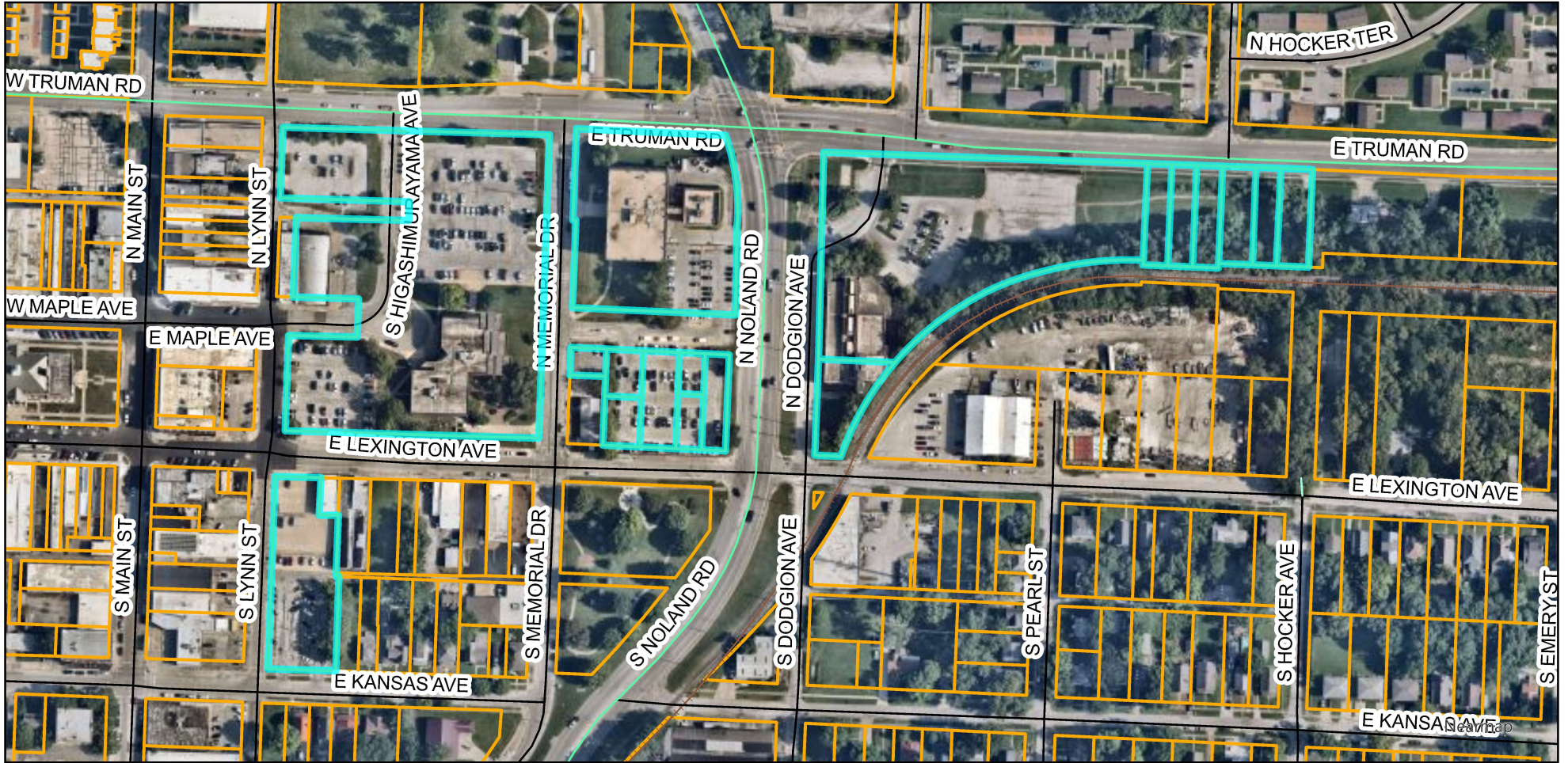
Notary Public



03/12/28

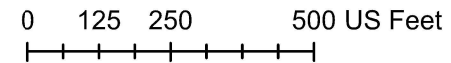
Commission Expiration Date

Aerial Imagery



Legend

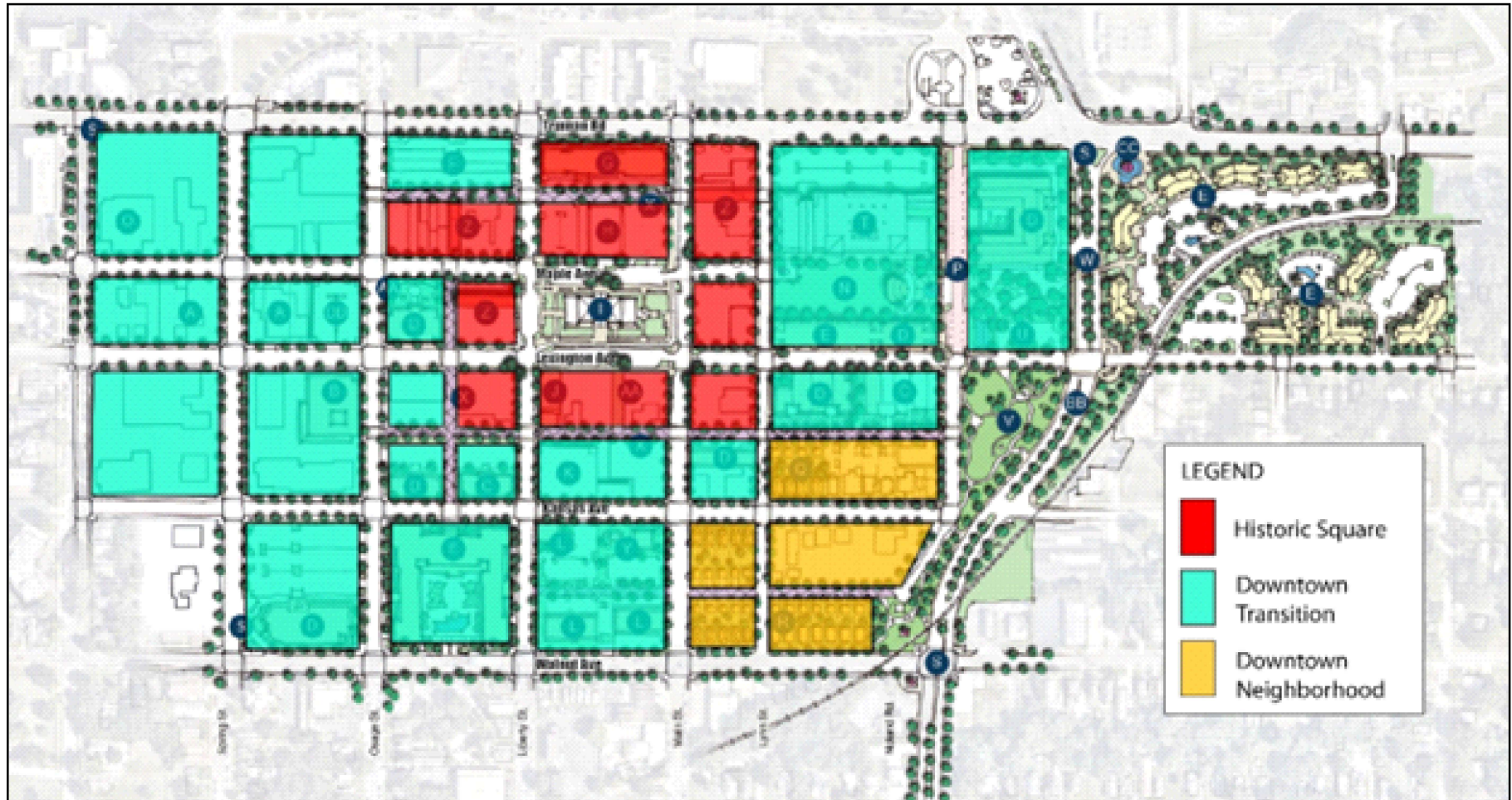
 Parcels



Prepared For: Planning Commission
Meeting Date: February 24, 2026



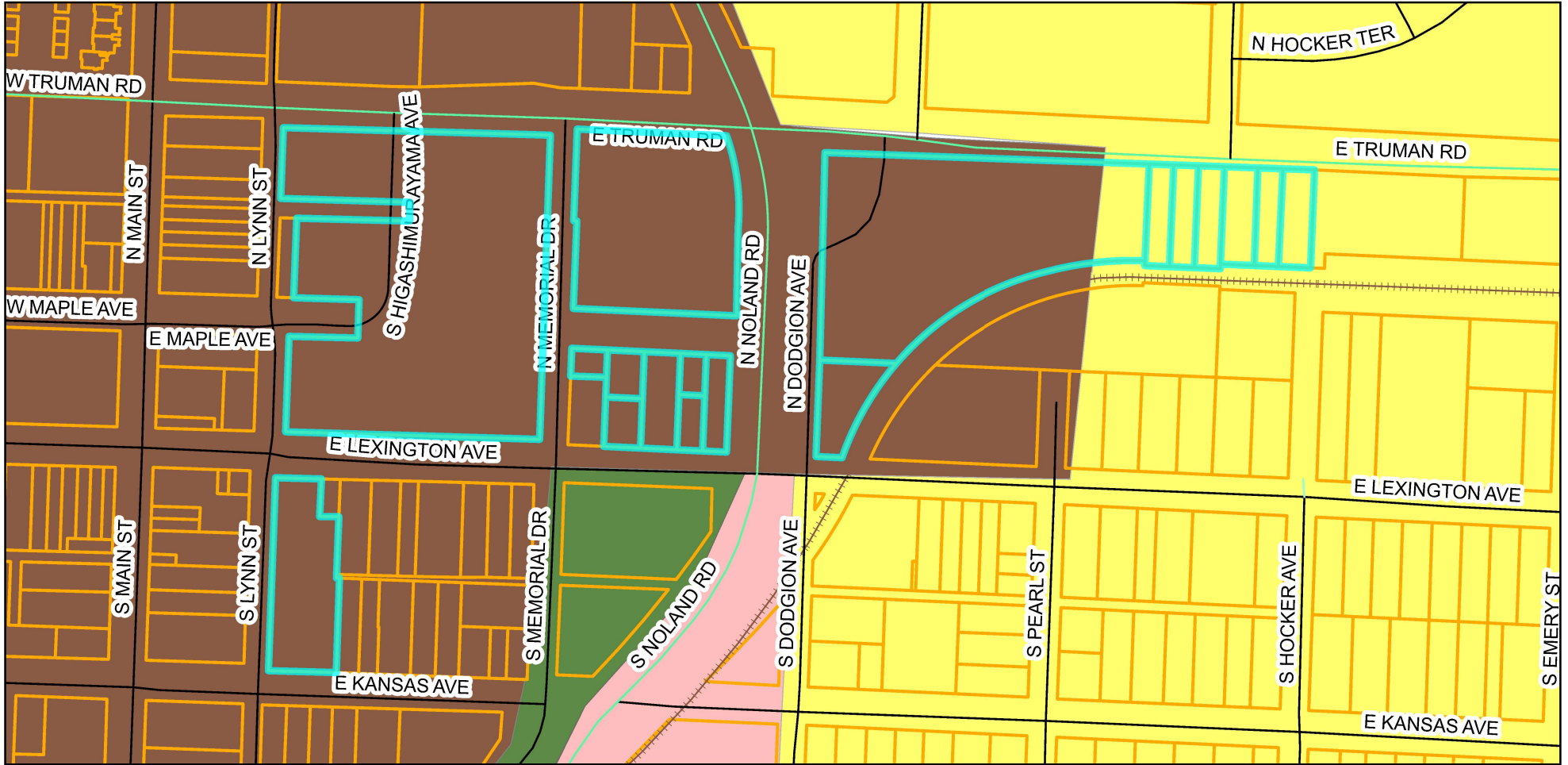
HSQ Sub-District Map



Prepared For: Planning Commission
Meeting Date: February 24, 2026



Comprehensive Plan



Legend

- Parcels
- Comprehensive Plan**
- Mixed Use
- Residential Neighborhoods
- Parks
- Neighborhood Commercial

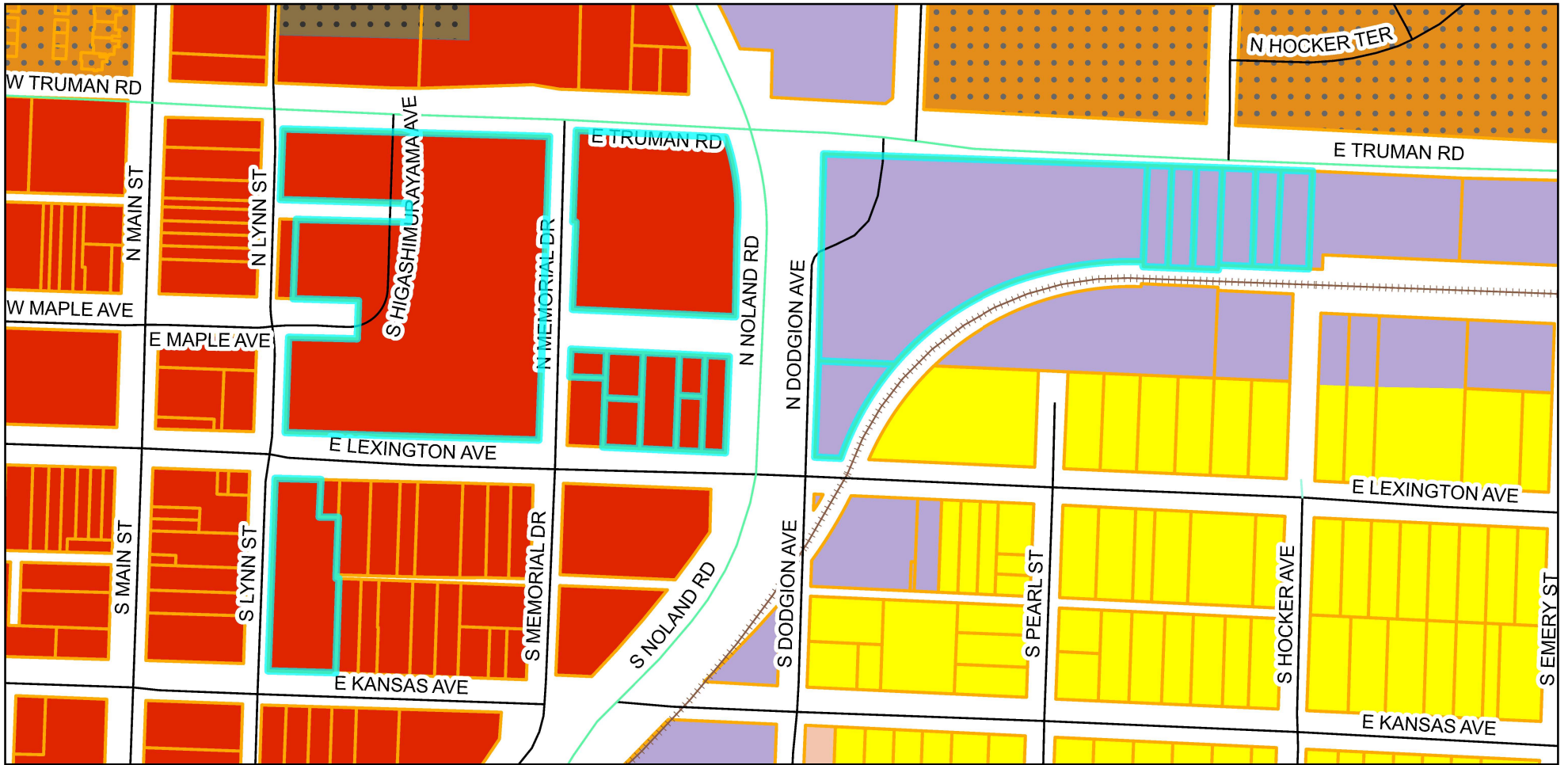
0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: February 24, 2026



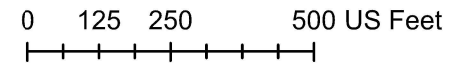
Zoning Map

Case #26-100-02



Legend

- Parcels
- C-2
- C-2/HL
- I-1
- I-1/HL
- O-1
- R-12
- R-18/PUD
- R-30/PUD
- R-6



Prepared For: Planning Commission
Meeting Date: February 24, 2026



MEETING DATE: February 24, 2026

STAFF: Brian Harker, Planner

PROJECT NAME: 12115 E. 47th Terrace S. – Short-Term Rental

CASE NUMBER/REQUEST: Case 26-400-01 – Short-Term Rental – 12115 E. 47th Terrace S. – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 12115 E. 47th Terrace S.

APPLICANT/PROPERTY OWNER/RESPONSIBLE AGENT: Adam Austin

APPLICANT/OWNER/AGENT ADDRESS: 11405 Greenwood Road, Kansas City, MO 64134

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed December 18, 2025
- Notification signs were posted on the property February 6, 2026

FURTHER ACTION:

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

RECOMMENDATION

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

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to eight (8) persons total.
5. The maximum number of bedrooms shall be three (3).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 12115 E. 47th Terrace S.

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

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

Prior to 1980: R-1 (Single-Family Residential)

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

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

Property History:

The subject site was annexed into the City of Independence in 1956. The property was platted on June 10, 1955, as Blue Vue, Lot 103. Since that time, the property has maintained a single-family residential zoning classification.

County records indicate the applicant obtained ownership of the property on June 4, 2025. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

Lot 103 of Blue Vue is 13,068-square feet in size. County records indicate the dwelling was constructed in 1963. Real estate records indicate the dwelling contains 950-square feet of living area. The front façade is composed of gray siding and white trim. The dwelling consists of a main story and garage/basement. Two bedrooms (and including living room, kitchen, dining room and bathroom) are located on the main level. In the basement is the third bedroom (along with living room, laundry room, bathroom and furnace room).

Characteristics of the Area:

The subject site is located two blocks southeast of the intersection of E. 47th Street S. and S. Phelps Road. The neighborhood consists of residences of similar age, character and design. They are mostly small ranch homes on large lots built in the late 1950's and 1960's.

Parking:

The subject site has a single-car driveway with a single-car garage, providing enough area to park three (3) vehicles. Street parking is available in front of the residence for one (1) additional vehicle. The subject site meets the City's parking requirements for short-term rentals.

Unruly Guest/Security:

The applicant will use APP entitled Minut Noise Monitoring placed in the main living area. The device monitors noise and detects presence and crowds, smoking and indoor climate. The APP operates continuously and lets the user know if any of the settings have been triggered. The applicant will post the quiet hours and the penalties for violating the City's noise ordinance.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will install APP Entitled Minut Noise Monitoring.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service. Refuse is collected on a weekly basis on Mondays.
- **Property listing** - The property will be listed on AirBNB, VRBO and Booking.com.
- **Business operations/security** – The applicant/property owner will serve as the responsible agent and property manager.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per 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.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit.

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

EXHIBITS

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

12115 E 47Th Ter S Independence MO 64055

STR License

Submitted

Application number

A00171

Application date

2025-11-05

Applicant name

Adam Austin

> Collapse details

Submitted

Send license

Edit

Property Address

12115 E 47TH TER S INDEPENDENCE MO 64055

Parcel Number

33430070300000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Adam

Last Name

Austin

Company Name

The Flipping Realest Real Estate



Property Owner(s)

Property Owner #1

First Name

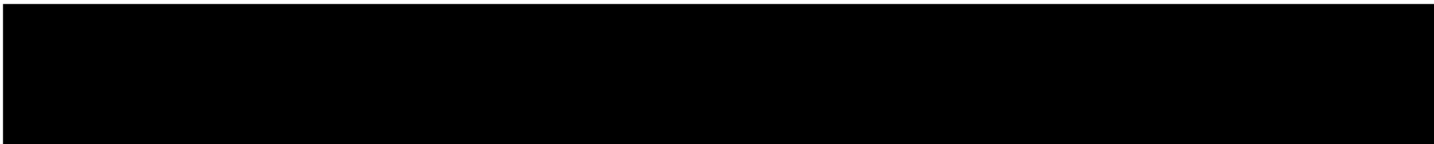
Adam

Last Name

Austin

Company Name

The Flipping Realest Real Estate



Property Manager

First Name Last Name Company Name
Adam Austin The Flipping Realest Real Estate



Responsible Agent

First Name Last Name Company Name
Adam Austin The Flipping Realest Real Estate



Verification Documents

Floor Plan

[floor_plan_2025-11-06-031429.pdf](#)

Evacuation Plan

[fire_safety_2025-11-06-031429.pdf](#)

Parking Plan

[parking_spaces_2025-11-06-031429.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?



3

Total number of parking spaces available on the property?



3

What is your proposed total occupancy?



8

Is street parking allowed?



Yes

Please provide your Noise Management Plan: ^

We will use an APP entitled Minut Noise Monitoring. This App does a variety of different tasks. It monitors noise, detects presence and crowds, smoking, and indoor climate. This is a very useful app. It continuously operates and lets the app user know if any of the settings have been triggered. We will post the quiet hours and the penalties for violating the City of Independence noise ordinance. This will be placed in the main living room of the property.

Please provide your Trash Disposal & Collection Plan: ^

The property will be using Teds Trash service for our trash disposal & collection. This is the service the property currently uses, and we will continue to use this service after we convert the property to an Short Term Rental. The trash is collected on Sunday and there is one buggy that will be used to collect refuse. Management will ensure that the trash buggy will be placed at the curb on Sunday evenings for Monday morning pickup and then returned to their storage place on the side of the garage.

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

Airbnb, VRBO, Booking.com

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: December 22, 2025

Case Number: 26-400-01

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: 12115 E 47th Ter S

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Adam Austin, The Flipping Realest Real Estate, LLC

[REDACTED]

[REDACTED]

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

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

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

Gabriel Glaser

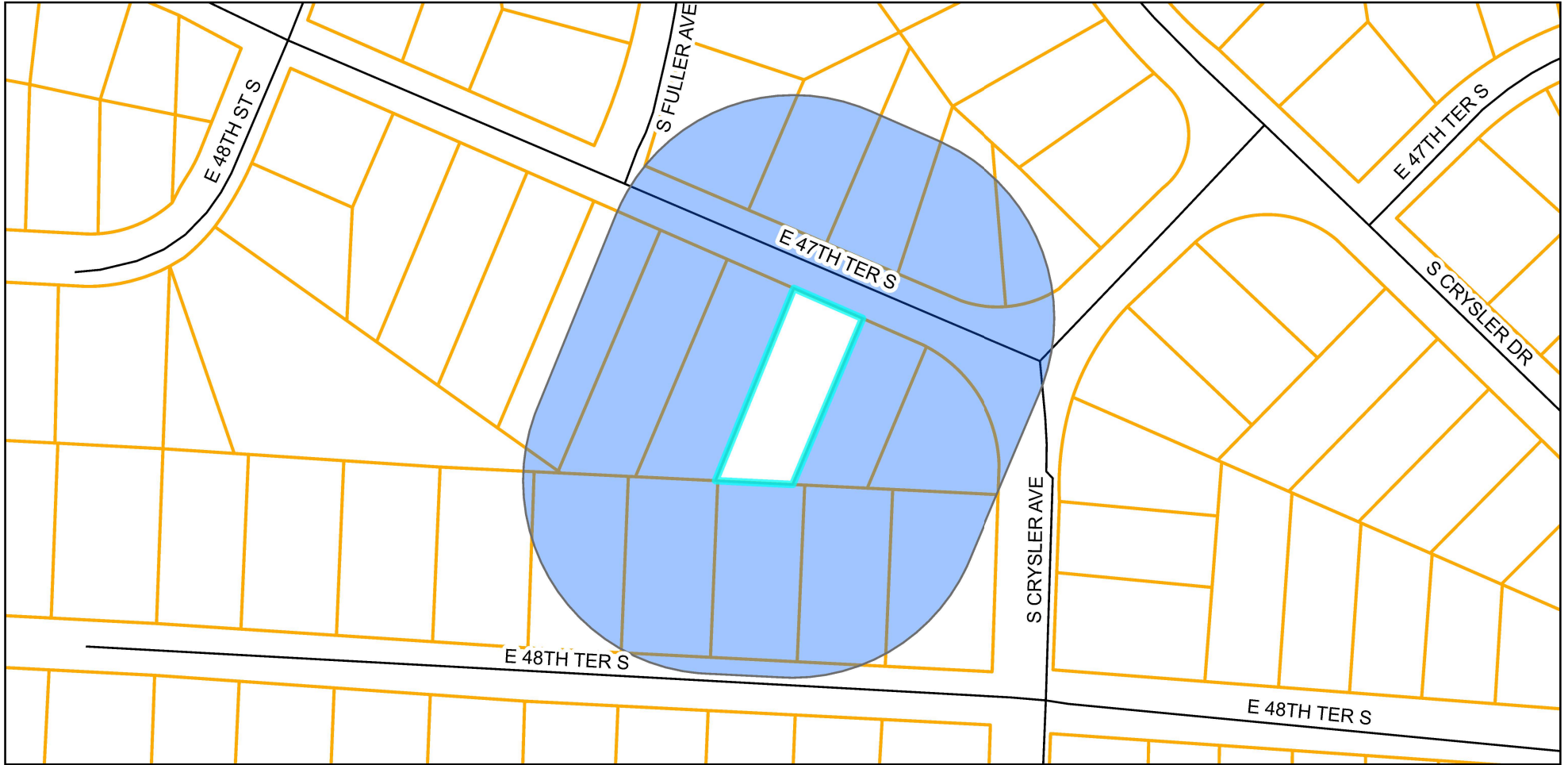
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
12007 E 48TH ST	REACH REAL ESTATE LLC	5724 NE SAPPHIRE CT	LEES SUMMIT	MO	64064
12109 E 47TH TER	BONE JONATHAN S	12109 E 47TH TER S	INDEPENDENCE	MO	64055
12111 E 47TH TER	FLEMING SARINA & TYLER	705 BROKEN DOLLAR CT S	ODESSA	MO	64076-1622
12112 E 47TH TER	REID VICKI JO	12112 E 47TH TER	INDEPENDENCE	MO	64055
12113 E 47TH TER	CHANDON PROPETIES LLC	PO BOX 2151	INDEPENDENCE	MO	64055-0051
12114 E 47TH TER	BARBARA GODLEY LIVING TRUST DATED 10/08/2025	12114 E 47TH TER	INDEPENDENCE	MO	64055
12115 E 47TH TER	AUSTIN ADAM & VICTORIA	12115 E 47TH TER S	INDEPENDENCE	MO	64055
12116 E 47TH TER	HUDSON DREW E & LISA A	PO BOX 3253	INDEPENDENCE	MO	64055
12117 E 47TH TER	THURN LARRY	1704 NE CRAIGIEVAR CT	BLUE SPRINGS	MO	64014
12119 E 47TH TER	ERICKSON JINESSA E & EDWIN P	12119 E 47TH TER	INDEPENDENCE	MO	64055
12204 E 48TH TER	EVANS BRENDA KAY	12204 E 48TH TER	INDEPENDENCE	MO	64055
12208 E 48TH TER	KEITH A SIMS SUPPLEMENTAL NEEDS TR DTD 3/27/14	5101 N MONROE AVE	KANSAS CITY	MO	64119
12212 E 48TH TER	VINCENT KATHY	12212 E 48TH TER S	INDEPENDENCE	MO	64055
12300 E 48TH TER	MEINERSHAGEN SCOTT J & APRIL D	12300 E 48TH TER S	INDEPENDENCE	MO	64055
12304 E 48TH TER	ENOMOTO MITSUO	12304 E 48TH TER S	INDEPENDENCE	MO	64055
12308 E 48TH TER	WRIGHT ALBERT & PHESA	12308 E 48TH TER S	INDEPENDENCE	MO	64055
4711 S FULLER AVE	LIU XIONG	13251 BLUEJACKET ST	OVERLAND PARK	KS	66213
4714 S CRYSLER AVE	ORTIZ ANDRES	4714 S CRYSLER DR	INDEPENDENCE	MO	64055

Notification Area Map

12115 E 47th Ter S

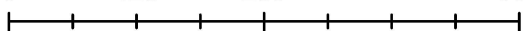
Case #26-400-01



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



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



Property Owner Notification Affidavit

STATE OF MISSOURI


COUNTY OF JACKSON

Case No. 26-400-01

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

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

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



Signature of Agent, Owner or Attorney

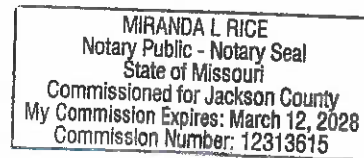
Subscribed and sworn to before me this 18th day of December, 2025.

Miranda L Rice

Notary Public

03-12-2028

Commission Expiration Date



Parking Plan – 12115 E 47th Terr S, Independence, MO 64055

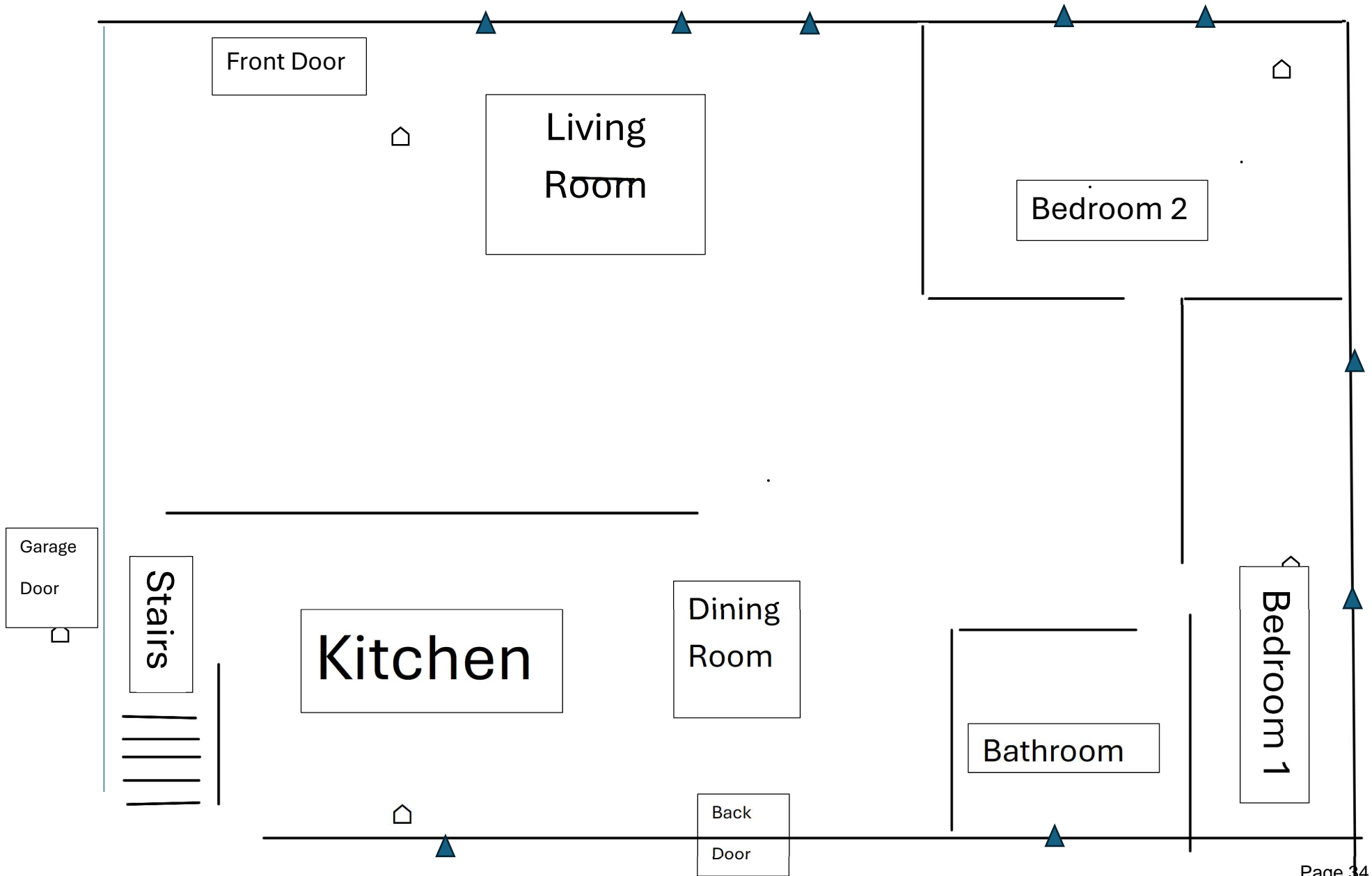
Parking Plan



Floor Plan – Main Level

🏠 - Carbon Monoxide/Smoke Detector

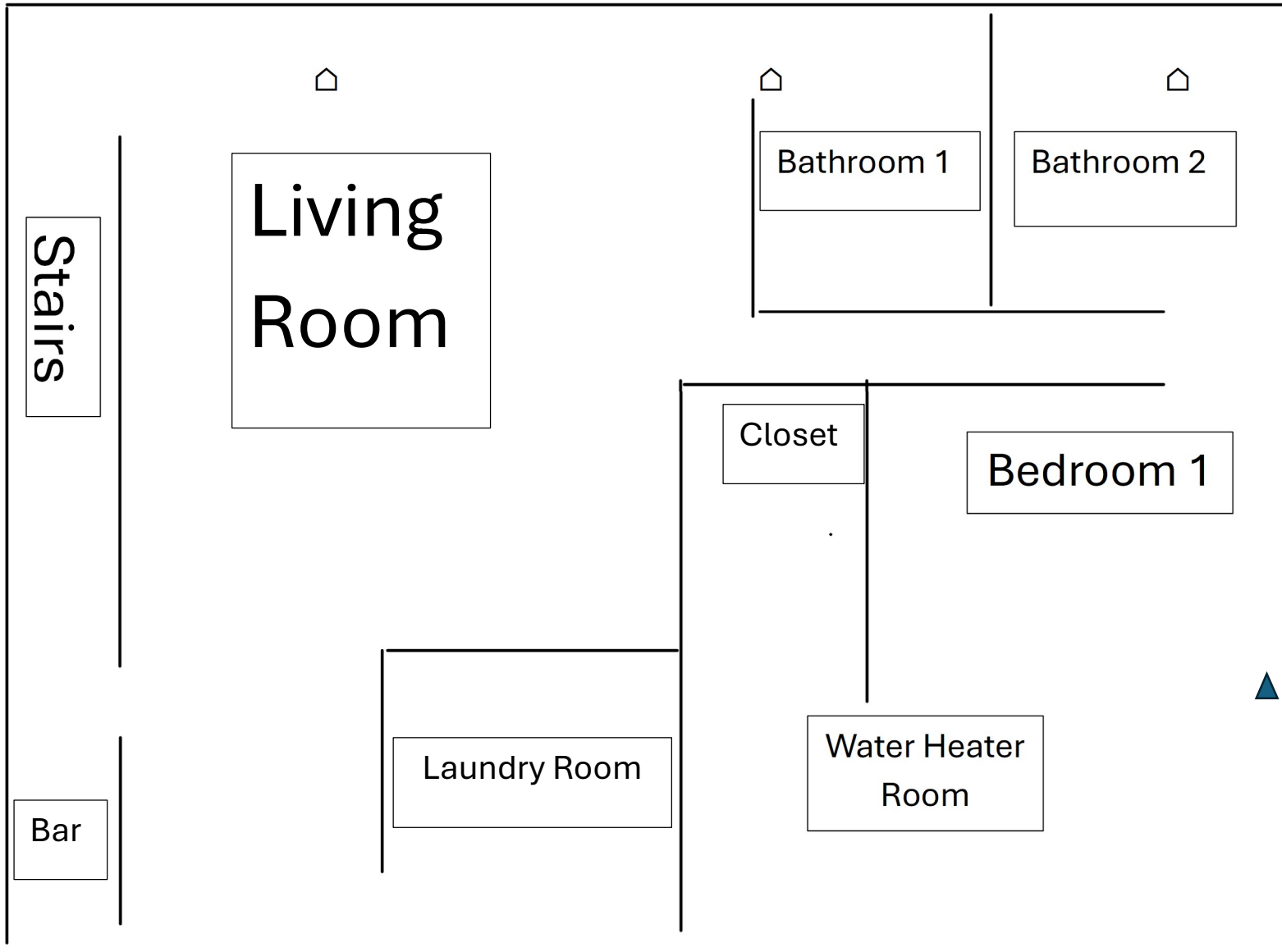
▲ - Windows



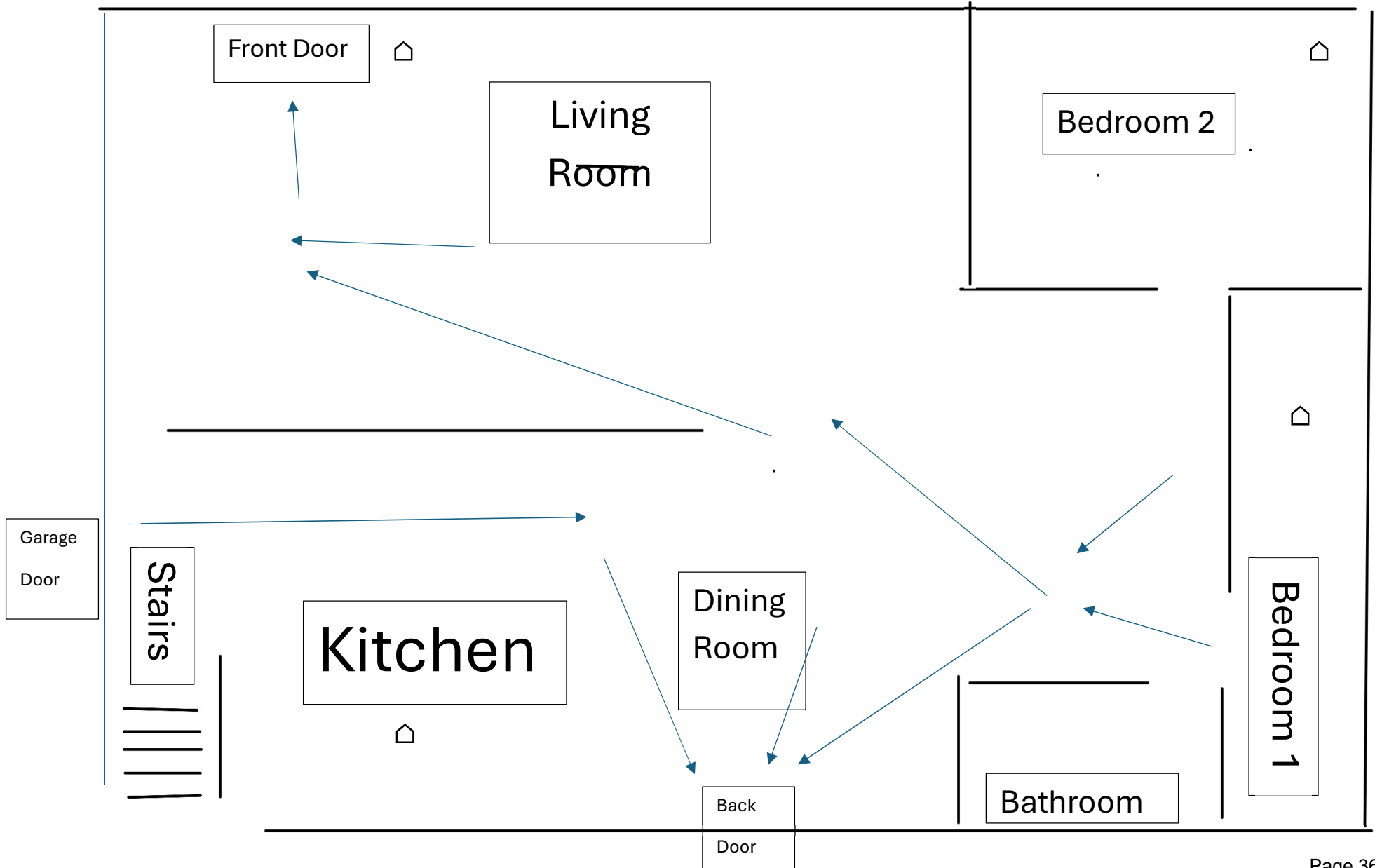
🏠 - Carbon Monoxide/Smoke Detector

Floor Plan – Basement

▲ - Windows



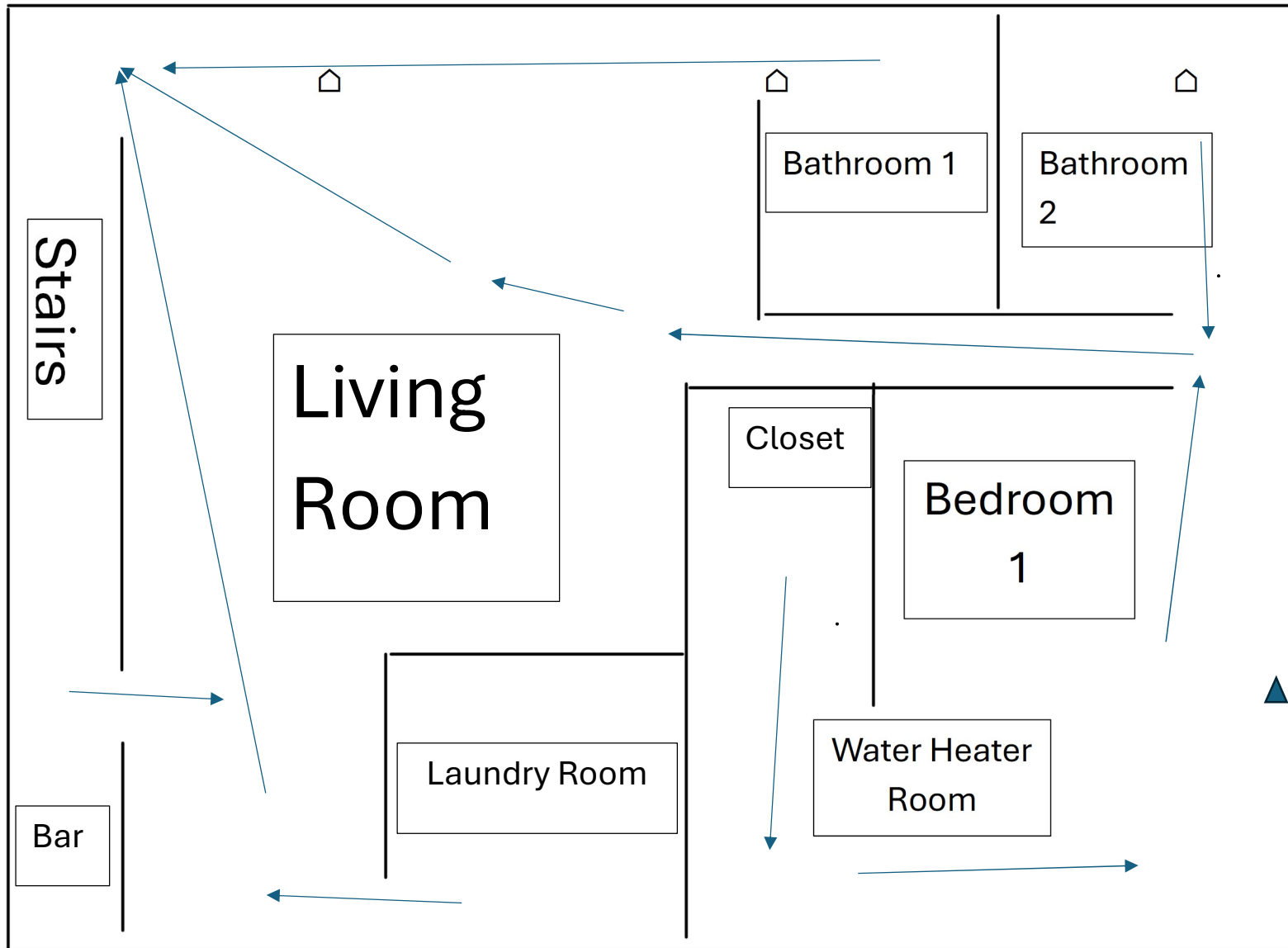
Evacuation Plan – Main Level



🏠 - Carbon Monoxide/Smoke Detector

Evacuation Plan – Basement

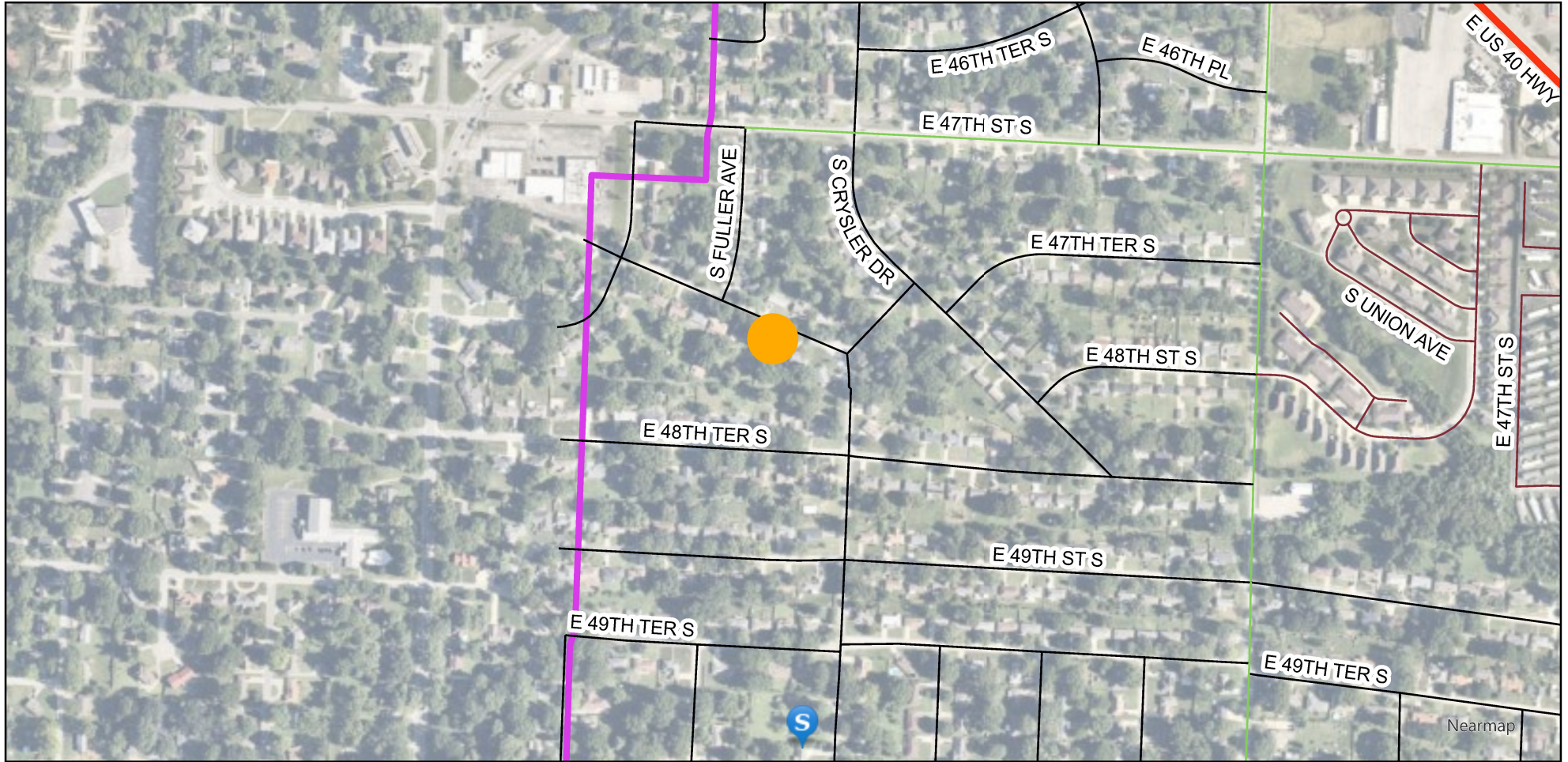
▲ - Windows






Nearest Short-Term Rental

12115 E 47th Ter S

Case #26-400-01



Legend

-  Short Term Rentals
-  City Limits
-  Subject Site

Prepared For: Planning Commission
Meeting Date: February 24, 2026



MEETING DATE: February 24, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 1425 W Waldo Ave – Short-Term Rental

CASE NUMBER/REQUEST: **Case 26-400-07 – Short-Term Rental – 1425 W Waldo Ave** – A request to operate a Short-Term Rental

PROPERTY ADDRESS: 1425 W Waldo Ave

PROPERTY OWNER/RESPONSIBLE AGENT: Eric Benz, Summit Home Solutions LLC

OWNER ADDRESS: 12114 W 72nd Ter, Shawnee, KS 66216

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

SURROUNDING ZONINGS/LAND USES:

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

S: R-30/PUD (High Density Residential/Planned Unit Development) / Retirement Home

E: R-6 (Two-Family Residential)/ Duplex

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed February 4, 2026
- Notification signs were posted on the property February 6, 2026

FURTHER ACTION:

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

RECOMMENDATION

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

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to four (4) persons total.
5. The maximum number of bedrooms shall be two (2).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 1425 W Waldo Ave

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

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

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

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

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

Property History:

The subject site was annexed to the City of Independence in 1851. Subsequently, it was platted as part of the Roselawn subdivision in 1907. In 1965, the site was designated an R-2 (Two-Family Residential) zoning district classification. Since that time, the property has maintained a two-family residential zoning classification. Jackson County records indicate the dwelling was constructed in 1973. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

The subject property is +/-16,000 ft² in size. County records indicate the dwelling was constructed in 1973 and encloses +/-1,440 ft² of living area. The duplex is characterized by a hipped roof, and a brick front façade. The driveway is shared with the neighboring property to the east and wraps around the rear of the dwelling. Two (2) bedrooms are available for occupancy on the main level.

Characteristics of the Area:

The subject site is located two blocks north of the intersection of Forest Avenue and Truman Road. The area is characterized by a variety of zoning district classifications and land uses, including public/civic uses, multi-family housing, duplexes, single-family homes, and a retirement home.

Parking:

The subject site is supplied with a single-car-wide driveway, wrapping around to the rear of the dwelling. Guests will be able to use the garage. And street parking is available in front of the residence. The proposed short-term rental provides enough parking for a 2-bedroom short-term rental, in accordance with city code.

Unruly Guest/Security:

Prior to the approval of this short-term rental, posting of good neighborhood guidelines and installation of a noise monitoring device will need to be confirmed by city staff. The short-term rental operator has indicated plans to utilize a noise monitoring service.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Waste Management. Refuse is collected on a weekly basis.
- **Property listing** - The property will be listed on AirBNB, along with other major booking platforms not specified at the time of application.
- **Business operations/security** – The applicant will serve as the responsible agent and property manager.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per city code requirements.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan adheres to the city's minimum parking standards for short-term rentals.

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 – Main Level
7. Floor Plan – Basement
8. Fire Safety Plan – Main Level
9. Fire Safety Plan – Basement
10. Parking Plan
11. Nearest Short Term Rental Map

1425 W Waldo Ave Independence MO 64050

STR License

Submitted

Application number

A00179

Application date

2025-12-31

Applicant name

Eric Benz

> Collapse details

Submitted

Send license

Edit

Property Address

1425 W WALDO AVE INDEPENDENCE MO 64050

Parcel Number

26320151300000000

Permit Held By

Owner

Rental Structure

Duplex

Permit Holder

First Name

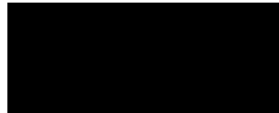
Eric

Last Name

Benz

Company Name

Summit Home Solutions LLC



Property Owner(s)

Property Owner #1

First Name

Eric

Last Name

Benz

Company Name

Summit Home Solutions LLC



Property Manager

First Name	Last Name	Company Name	
Eric	Benz	Summit Home Solutions LLC	[REDACTED]

Responsible Agent

First Name	Last Name	Company Name	
Eric	Benz	Summit Home Solutions LLC	[REDACTED]

Verification Documents

Floor Plan

[floor_plan_2025-12-31-183247.pdf](#)
[floor_plan_2025-12-31-183247.pdf](#)


Evacuation Plan

[fire_safety_2025-12-31-183247.pdf](#)
[fire_safety_2025-12-31-183247.pdf](#)

Parking Plan

[parking_spaces_2025-12-31-183247.pdf](#)

Supplemental Questions

Collapse all 

What is the total number of bedrooms? 

2

Total number of parking spaces available on the property? 

3

What is your proposed total occupancy? 

4

Is street parking allowed? 

Yes

Please provide your Noise Management Plan: ^

Noise Monitoring A continuous noise monitoring device (Minut, or similar) will be used while the property is rented. The device measures sound levels only and does not record conversations or audio. Monitoring will be active 24/7 during guest stays. Quiet Hours Quiet Hours: 10:00 p.m. 8:00 a.m. Guests are required to keep noise at a reasonable level at all times, especially during quiet hours. Response to Noise Issues If excessive noise is detected: The host or responsible agent will immediately contact the guest by phone or text. If the issue is not resolved promptly, the host or agent will take further action to ensure compliance, which may include visiting the property or ending the reservation if necessary. Guest Communication & Posting Noise rules and quiet hours are clearly stated in the listing and house rules. Quiet hours and penalties for violating the City of Independence noise ordinance are posted in a prominent location inside the rental, as required. Responsible Agent Name: Eric Benz Phone: 816-287-1809 The responsible agent is available at all times during guest stays.

Please provide your Trash Disposal & Collection Plan: ^

Two 96 gallon containers (one recycle, one waste) will be emptied each Monday by Waste Management. Guests will be expected to take out trash and return trash bins after Waste Management has emptied the bins each day. In the event guests check out before Waste Management comes, or does not take out the trash, our cleaning service and/or responsible agent will make sure the trash is disposed of and the bins do not sit on the side of the road.

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

Airbnb, VRBO, and booking.com

Possible Violations



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: February 4, 2026

Case Number: 26-400-07

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: 1425 W Waldo Ave

Total Maximum occupancy: Four (4) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Eric Benz, Summit Home Solutions

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: February 24, 2026 at 6:00 p.m.

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

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

Gabriel Glaser

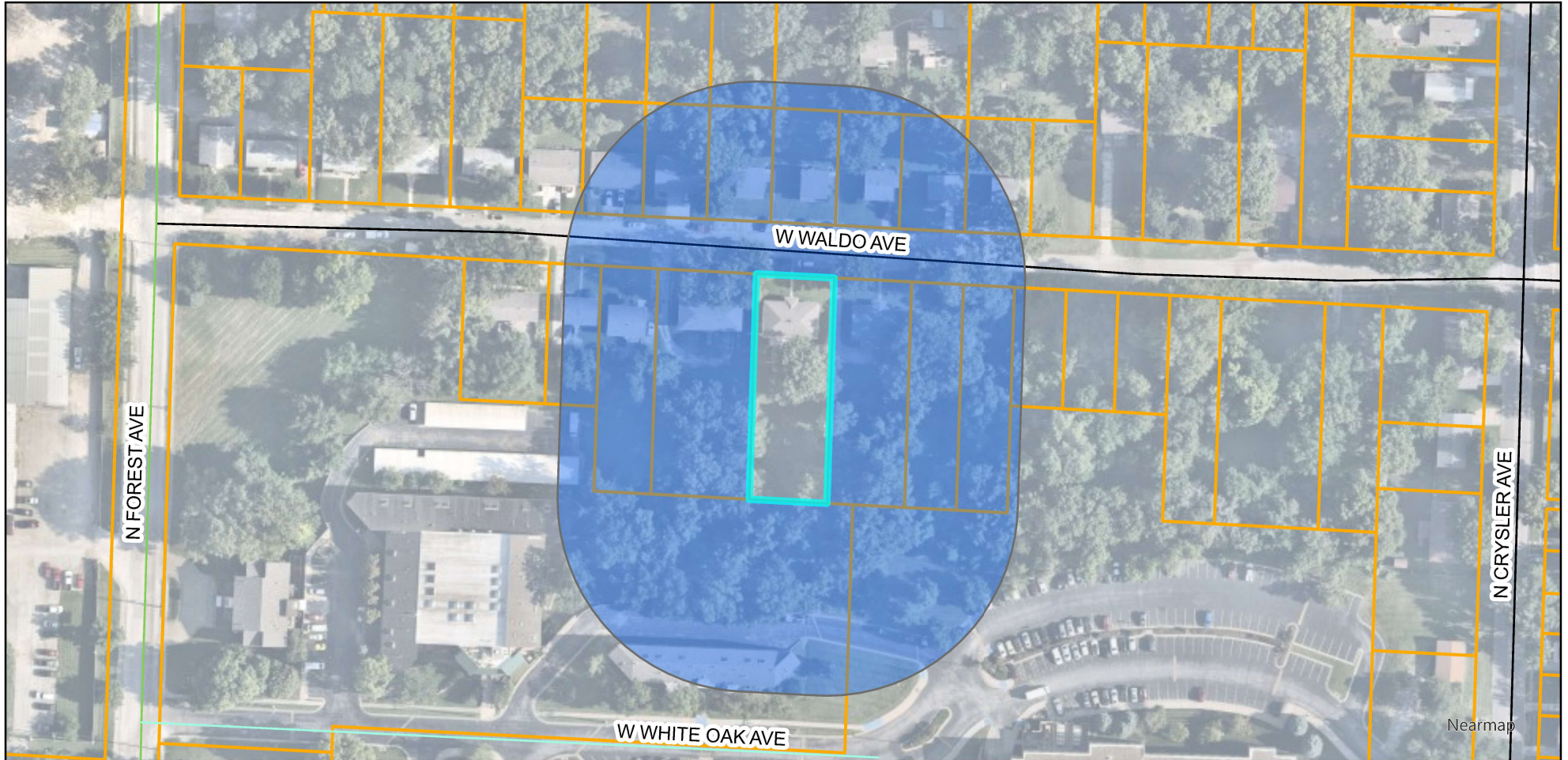
Gabriel Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1403 W WALDO AVE	HOT WHEELS LTD SERIES LEXUS	1004 ARABIAN SAND CT	LAS VEGAS	NV	89144
1413 W WALDO AVE	BLANCH FAMILY TRUST DATED 12/19/2024	8701 SW 6TH STREET CT	BLUE SPRINGS	MO	64064
1415 W COLLEGE TER	SMITH FRANK ALLEN & LADAWNA IRENE	1403 W COLLEGE ST	INDEPENDENCE	MO	64050
1416 W WALDO AVE	FELTER FAMILY REVOCABLE LIVING TRUST DATED 10-07-2016	2722 S KIRBY RD	GRAIN VALLEY	MO	64029
1418 W WALDO AVE	MIDLAND ESTATES LLC	9308 W 117TH ST	OVERLAND PARK	KS	66210
1422 1/2 W WALDO AVE	WOODLING FRANK SHAWN	1422 1/2 W WALDO AVE	INDEPENDENCE	MO	64050
1424 W WALDO AVE	LEES SUMMIT REAL ESTATE INVESTOR GROUP LLC	601 NE APPLEWOOD ST	LEES SUMMIT	MO	64063
1425 W WALDO AVE	BENZ ERIC J	12114 W 72ND TER	SHAWNEE	KS	66216
1500 W WHITE OAK AVE	GROVES PROPCO LLC	1515 W WHITE OAK ST	INDEPENDENCE	MO	64050
1501 W COLLEGE TER	ROPER OTIS LEE II & ERIN BETH	1501 W COLLEGE TER	INDEPENDENCE	MO	64050
1504 W WALDO AVE	MBJ PROPERTIES LLC	20002 RIGGS RD	STILWELL	KS	66085
1505 W COLLEGE TER	OBRIEN SCOTT T & RONDA L	1505 W COLLEGE TER	INDEPENDENCE	MO	64050
1507 W WALDO AVE	TBG HOLDINGS LLC	19704 N DAKOTA DR	INDEPENDENCE	MO	64056
1508 W WALDO AVE	WHITE PATRICIA A & FREDERICK M	1508/1510 WALDO AVE	INDEPENDENCE	MO	64050
1512 W WALDO AVE	DICKINSON LUCY	4838 E HARVARD LN	DENVER	CO	80222
1515 W WALDO AVE	HOOPER HOLDINGS LLC	90-1050 APA'A ST	EWA BEACH	HI	96706



Notification Area Map

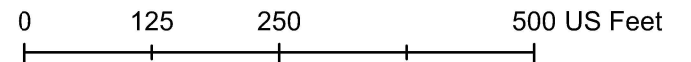
1425 W Waldo Ave

Case #26-400-07



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: February 24, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-07

I, Chelsea Wright, 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 4 day of February, 2026.

Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 4 day of February, 2026.

Miranda L Rice

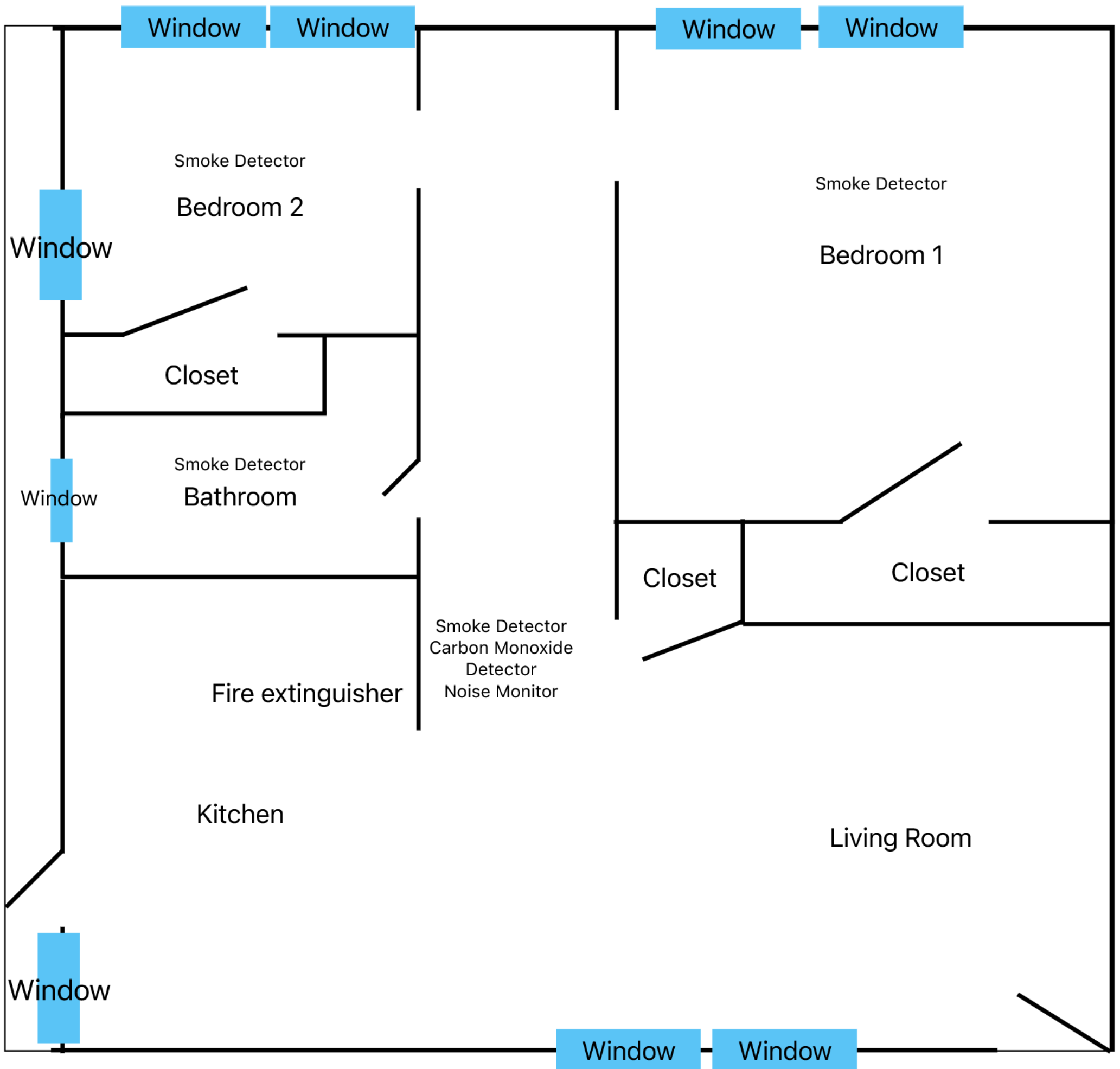
Notary Public

03/12/28

Commission Expiration Date

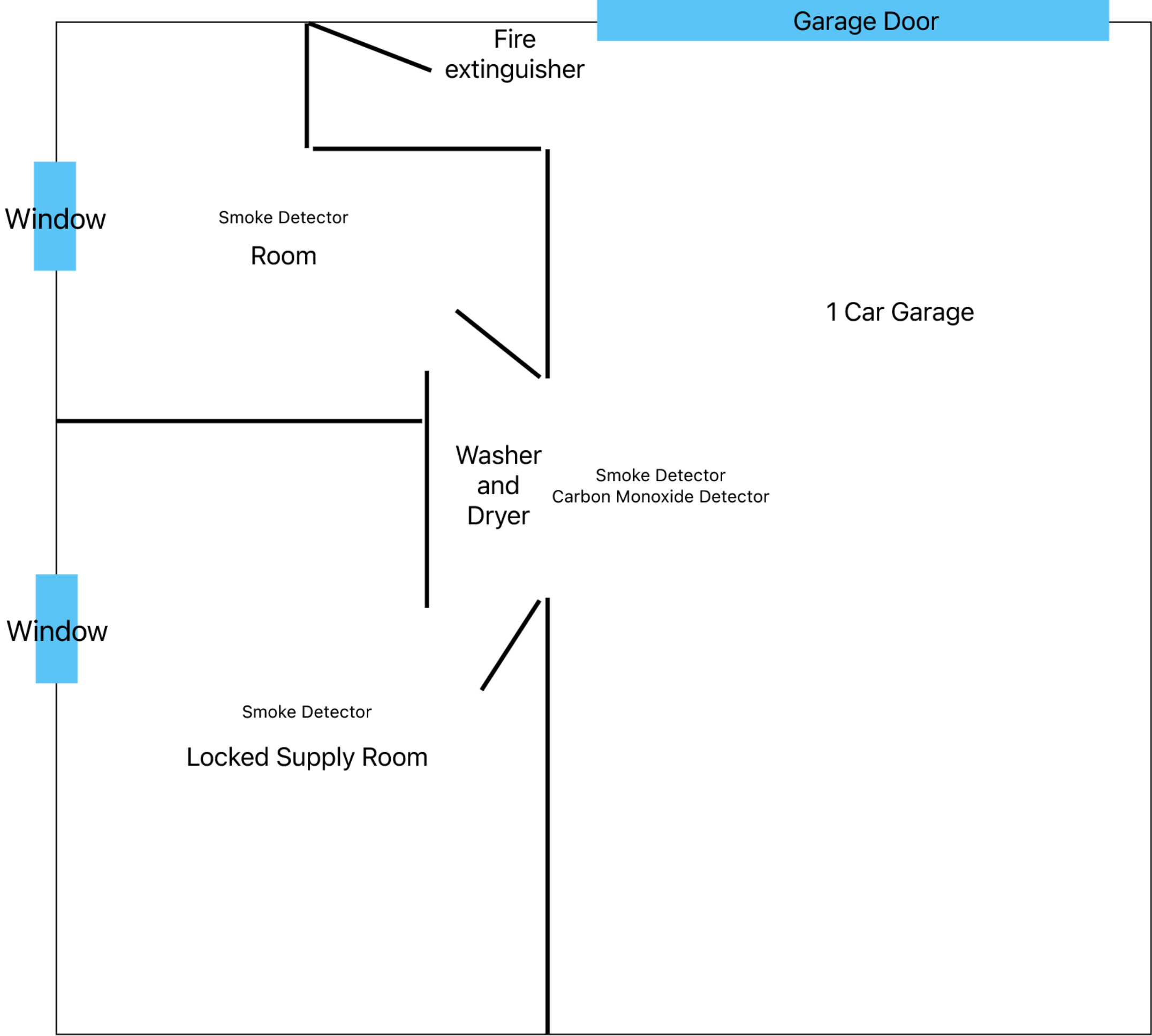
MIRANDA L RICE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 12, 2028
Commission Number: 12313615

Floor Plan
Main Floor

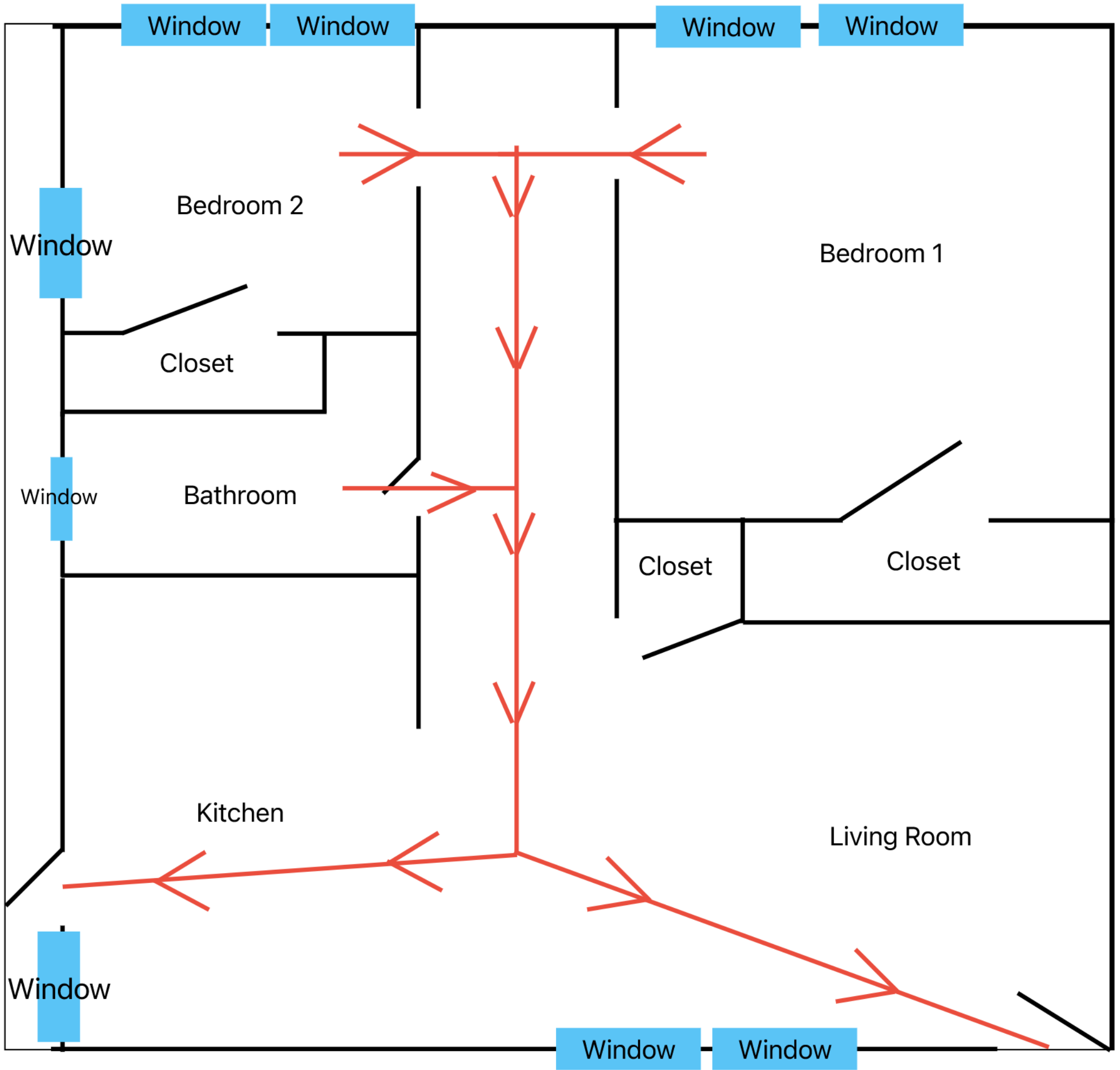


W Waldo Ave

Floor Plan
Basement

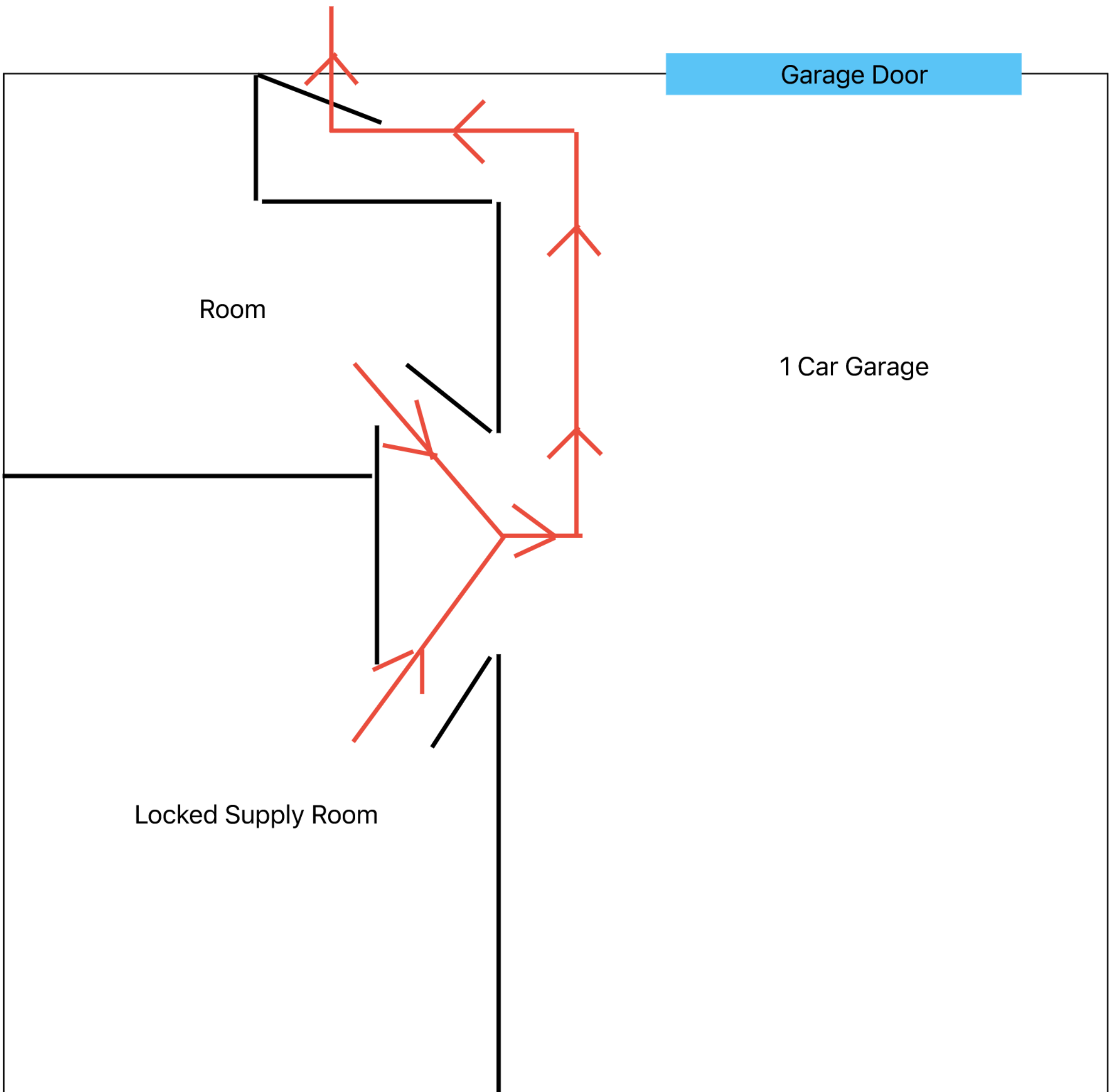


Evacuation Plan
Main Floor



W Waldo Ave

Evacuation Plan
Basement

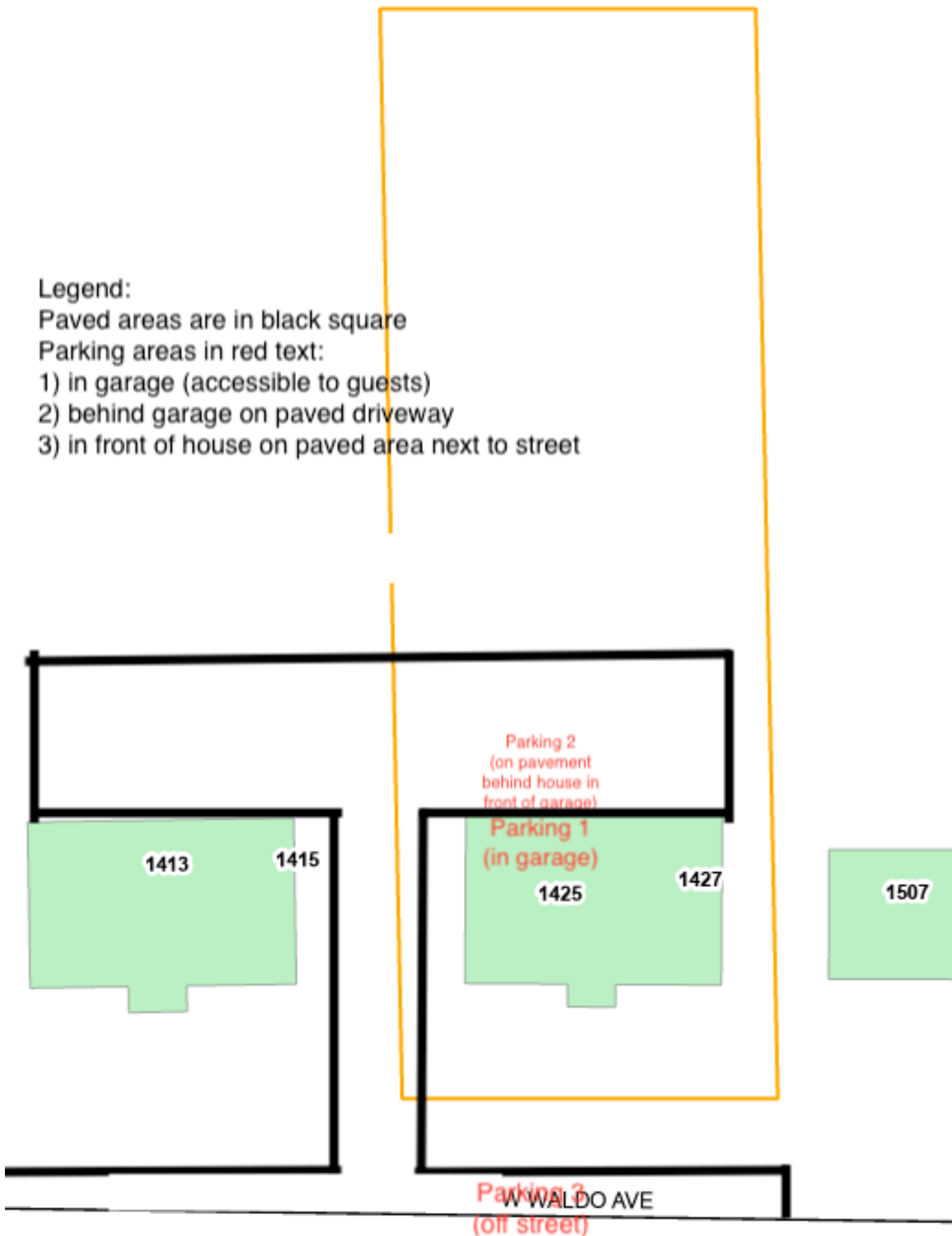


Legend:

Paved areas are in black square

Parking areas in red text:

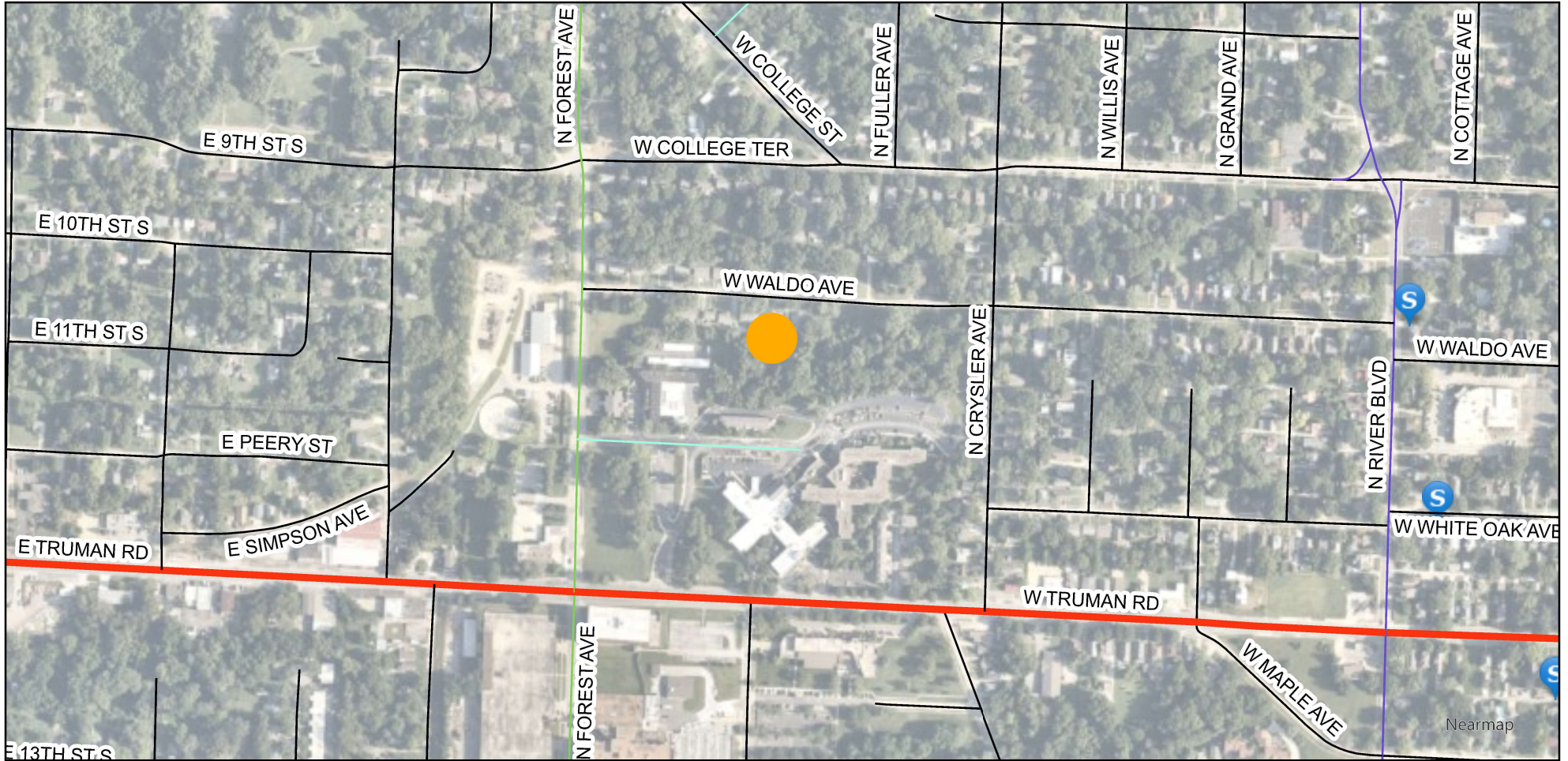
- 1) in garage (accessible to guests)
- 2) behind garage on paved driveway
- 3) in front of house on paved area next to street




Nearest Short-Term Rental

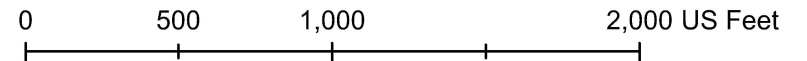
1425 W Waldo Ave

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Legend

-  Short Term Rentals
-  Subject Site



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