



Planning Commission

March 24, 2026 6:00 PM,

20201 E Jackson Drive – Room 149 – Santa Fe

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 – March 10, 2026**

PUBLIC HEARINGS

1. **Case 26-100-03 – Rezoning – 710 S. Hawthorne Avenue** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

OTHER BUSINESS

1. **Case 26-400-02 – Short-Term Rental – 3701 S. Scott Avenue** – A request to operate a Short-Term Rental at the property.
2. **Case 26-400-16 – Short-Term Rental – 2880 S. Vermont Avenue** – A request to operate a Short-Term Rental at the property.
3. **Case 26-400-19 – Short-Term Rental – 17101 E Berry Ln** – A request to operate a Short-Term Rental at the property.

4. **Case 26-400-20 – Short-Term Rental – 3307 S. Chrysler Avenue** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING APRIL 14, 2026

ADJOURNMENT



INDEPENDENCE * MISSOURI *

A GREAT AMERICAN STORY

Planning Commission Minutes

March 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 3/10/2026, in the 111 E Maple Ave, Independence, MO 64050. The meeting was called to order.

ROLL CALL

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

CONSENT AGENDA

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

1. **Planning Commission Minutes – February 24, 2026**

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

CASE WITHDRAWN (INFORMATION ONLY – NO ACTION REQUIRED)

1. **Case 26-400-09 – Short-Term Rental – 818 S. Main Street** – A request to operate a Short-Term Rental at the property.

OTHER BUSINESS

1. **Case 26-400-12 – Short-Term Rental – 202 S. Fuller 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

Joren Branstetter, 2003 N Ponca Dr, stated that the property used to be a long-term rental but he intends to convert it into a short-term rental due to upcoming tourist attractions in the area. He confirmed that he will comply with all applicable noise regulations and noted that he lives nearby, allowing him to promptly address any issues that may arise with tenants.

Public Comments

No public comments.

Motion

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

2. **Case 26-400-13 – Short-Term Rental – 3115 S. Vermont Avenue** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

Applicant Comments

Robert Petkoff, 2504 NE Ridge Creek Ct., Blue Springs, stated that the property was previously used as a long-term rental. He intends to convert it to a short-term rental during the FIFA event. After the event concludes, he has not yet decided whether he will continue operating it as a short-term rental.

Public Comments

Debra Charlene Wood, 3117 S. Vermont Ave., expressed concerns about the potential impact of short-term rental tenants on the neighborhood, particularly regarding children being exposed to possible disturbances or illegal activities.

Mr. Petkoff stated that he plans to rent the property for week-long stays rather than daily rentals.

He acknowledged Ms. Wood's concerns and expressed hope that longer booking periods would encourage responsible behavior from tenants during their stay.

Chairwoman Wiley asked how Mr. Petkoff would prevent parties from occurring at the property. Mr. Petkoff responded that he has not previously experienced issues with parties at properties he has owned or managed. If needed, Mr. Petkoff stated would be able to address the issues if any arise.

Motion

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

3. **Case 26-400-14 – Short-Term Rental – 2319 S. Cedar Avenue** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

Applicant Comments

Joseph Ortiz, 2322 S Cedar Ave, stated that he and his wife purchased the property as an investment. He noted that he lives down the street from the short-term rental property and would be able to monitor it and address any concerns that may arise.

Public Comments

No public comments.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

4. **Case 26-400-15 – Short-Term Rental – 3840 S. Chrysler Avenue** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

Applicant Comments

Alisha Gibson, 19405 E. 78 Hwy, appeared on behalf of the applicant as the property manager. In response to Commissioner Nesbitt's concerns regarding driveway parking, she stated that up

to four vehicles can park in the driveway back-to-back without encroaching onto the sidewalk. She also noted that if any concerns arise involving tenants, the property, or neighbors, BearBnB Property Management Company would be able to respond and address the issue within one hour.

Commissioner Ashbaugh asked about a photograph of the property that showed items in the driveway and inquired whether those items had been removed. Ms. Gibson stated that the photograph was taken during the previous owner's occupancy and confirmed that the current owner has since cleared the driveway.

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 7, No 0, Abstained 0.

5. Capital Improvements Program

Rick Arroyo, Assistant Director of Community Development, presented the City of Independence's Capital Improvements Program (CIP) for 2026–2032 to the Planning Commission. He provided an overview of the program and noted that the departments included in the CIP are Police, Fire, Power and Light, Parks and Recreation, Municipal Services, and Technology Services.

Jason Peterson, Deputy Police Chief, discussed the department's plans related to the demolition of the existing police building.

Melissa Cabrera, Finance Director, presented information regarding plans for the Fire Department, including the development of three new fire stations and the associated equipment needed for firefighters.

Mike Jackson, Director of Municipal Services, discussed the department's planned projects, including bridge improvements, generator installations, wastewater treatment plant upgrades, sewer relocations, and the use of General Obligation Bond funds.

Morris Heide, Director of Parks and Recreation, outlined the department's plans for park improvements, building maintenance, and equipment maintenance and replacement.

Joe Hegendeffner, Director of Independence Power and Light, discussed future plans to expand power infrastructure to support neighborhoods and businesses throughout the city.

Jason Newkirk, Technology Services Director, presented the department's plans for the coming years, including hardware and software improvements intended to maintain and secure the city's

network systems.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 6, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING MARCH 24, 2026

Chairwoman Wiley noted the March 24, 2026 meeting will be located at the Independence Municipal Commons, 20201 E Jackson Dr.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Zoning History:

The property included in this application for rezoning was platted as the Evanston Park addition in the 1885. The early twentieth-century home sits on Lots 21 and 22 of Block One, Evanston Park. This area was annexed by the City of Independence in 1961.

At the time Independence adopted its Zoning District Map in 1965, 710 S. Hawthorne Avenue was zoned R-4 (High-Density Residential). The city adopted its Unified Development Ordinance (UDO) in 2009, and the R-4 (High-Density Residential) zoning district was converted to R-30/PUD (High-Density Residential/Planned Unit Development).

Proposal:

Maxim Popoff seeks to rezone 710 S. Hawthorne Avenue from R-30/PUD (High-Density Residential/Planned Unit Development) to R-6 (Single-Family Residential) to allow for the rehabilitation of a nonconforming single-family residence. This downzoning will conform with the property's historic use, and with the existing land use and character of the adjacent neighborhood.

Physical Characteristics of Property:

The applicant's home on the 6,970-square foot property is an early twentieth century, 623-square foot, story-and-a-half bungalow with white wood siding. The house is currently vacant, therefore having lost its legal nonconforming status. The property's single car wide, gravel driveway has not been maintained and has lost its legal nonconforming status. It must be paved. The driveway leads to what is now a dilapidated two-car garage.

Characteristics of the Area:

The homes in the area around 710 S. Hawthorne Avenue are similar pre-World War II era structures: mostly bungalows. Area lot sizes vary in size. There are multiple-family buildings nearby along US 24 Highway and some duplexes among the homes the neighborhood to the south. The residential street lacks improvements like curbs or sidewalks.

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 ensure they remain single-family residential in use.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions the area to be designated for Residential Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of historic properties."

Construction of this neighborhood predominantly took place in the early twentieth century. Rezoning this property helps retain the character of the neighborhood by aligning the home's zoning with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:

The residence is in the Downtown Redevelopment Area and 24 Highway plan areas. The property's use conforms with these plans as well.

Zoning:

The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, etc.). Currently, the property is zoned R-30/PUD (High-Density Residential/Planned Unit Development) zoning classification allows for two-family and multiple-family dwellings and various other uses (group homes, schools, churches, government facilities, cemeteries, home-based daycare, etc.).

Driveway and Access:

The single-family home has an existing, long, but nonconforming gravel single-car wide driveway (leading to a dilapidated two-car garage).

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

There are no federal flood plains or city designated stream buffers in the area of the rezoning.

Public Improvements:

No public improvements will be required.

CIP Investments:

There are no CIP Investments planned for this area at this time.

REVIEW CRITERIA

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

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

The Comprehensive Plan envisions Residential Neighborhood uses for the area. Staff concurs that R-6 residential zoning is appropriate given the existing neighborhood pattern.

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

The proposed use is in conformance with the envisioned residential uses within the Downtown Development Area and 24 Highway Plan area plans.

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

There are nearby R-12 zoned properties with single-family homes to the south and east.

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

The proposed R-6 zoning is compatible with the character of the area's existing housing stock.

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

The R-30/PUD zoning is not compatible with the existing housing stock and uses along S. Hawthorne Avenue.

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

The property has been vacant for more than six months.

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

The rezoning should have no detrimental effect on area properties.

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

*If the rezoning is denied, the property owner cannot restore the structure. Future buyers may have trouble obtaining mortgages and making improvements. In addition, rezoning this property would reduce nonconformity, in accordance with City Code **Article 8, Chapter 14**.*

EXHIBITS

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

Date: 02.02.2026

Applicant Information: Maxim Popoff, Popoff Construction, 6515 Stadium Dr, Kansas Cty, MO, 64129

Re: Rezoning Application for 710 S Hawthorne Ave, Independence, MO, 64053

About The Property:

Legal Description: EVANSTON PARK --- PT LOTS 21 & 22 BLK 1 DAF: BEG 25' W OF NE COR LOT 21 TH S 10' TH W 134' TH N 50' TH E 134' TH S TO POB

Parcel #: 27-210-11-32-00-0-00-000

Owner's Information: Brendan Byrne, 2 Golden Ridge Road, Santa Fe, NM 87505 -

Plans:

The property is currently zoned as a multifamily property and has been zoned as such since sometime in the 1960s. My intent is to rezone this property to a single family property, renovate the property, and make it the primary residence for my family. The home on the lot is in very repairable shape, and once rezoned renovations on the property to restore it to a livable condition will begin.

Reasons for Rezoning Application:

Application for rezoning is intended to restore this property to a single family zoned parcel, which would allow me to proceed with renovations and removal of otherwise unsafe structures from the property.

Application Type (check all that apply)

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

Project Information and Location

Project Name: Byrne Hawthorne House

Project Address/Location: 710 S Hawthorne Ave. Independence, MO

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
<u>800</u>	<u>.14</u>	<u>1</u>	<u>NO</u>
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
<u>Multi Family</u>	<u>Single family</u>	<u>-</u>	<u>-</u>

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

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

Applicant

Name: Maxim Popoff

Company: _____

Address: 6515 Stadium Drive KC MO 64120

Owner

Name: Brendan Byrne

Company: _____

Address: 2 Golden Ridge Rd. Santa Fe, NM 87505

Architect/Engineer/Surveyor/Other: _____

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

Architect/Engineer/Surveyor/Other: _____

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

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

[Signature] Applicant's Signature 2-2-26 Date

[Signature] Owner's Signature 2-2-26 Date

Property Owner Notification Letter

City of Independence, Missouri

Date: _____

Case No. _____

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: _____

Applicant: _____

Location of Property: _____

Planning Commission Meeting Date: _____, 20____, at 6:00 p.m.

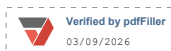
Location of public hearing: Room 149 – Santa Fe, Independence Municipal Commons
20201 E. Jackson Drive, Independence, Missouri, 64057

City Council Meeting Date: _____, 20____, at 6:00 p.m.

Location of public hearing: _____

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

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



Applicant (or Owner/Agent)

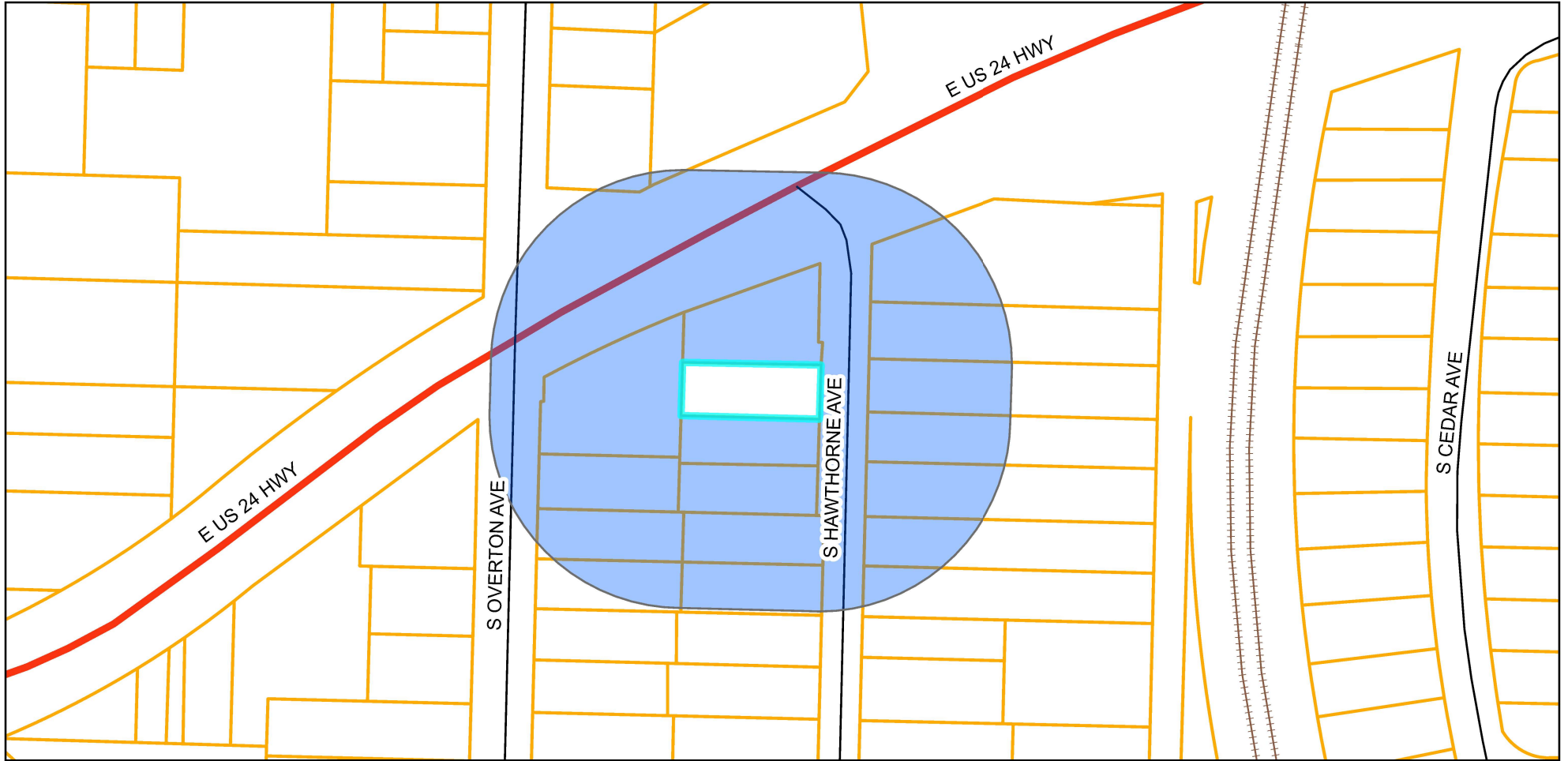
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
611 S OVERTON AVE	HARDING CAPITAL HOLDINGS LLC	31828 W 172ND ST	GARDNER	KS	66030
700 S HAWTHORNE AVE UNIT A	ASCENSION PROPERTIES LLC	700 S HAWTHORNE AVE	INDEPENDENCE	MO	64053
701 S HAWTHORNE AVE	DHARMONYLIFE LLC	701 S HAWTHORN AVE	INDEPENDENCE	MO	64053
705 S HAWTHORNE AVE	SPECIALIZED TRUST COMPANY CUSTODIAN	310 NE BRIDGE PL	BLUE SPRINGS	MO	64014
705 S OVERTON AVE UNIT 1	WILLOW CREST LLC	30042 MISSION BLVD STE 121-358	HAYWARD	CA	94544
707 S OVERTON AVE	KHLEANG SOCHETRA	707 OVERTON AVE	INDEPENDENCE	MO	64053
709 S OVERTON AVE	HAWKINS SYDNEY N	709 S OVERTON AVE	INDEPENDENCE	MO	64053
710 S HAWTHORNE AVE	BYRNE BRENDAN	2 GOLDEN RIDGE RD	SANTA FE	NM	87505
711 S HAWTHORNE AVE	PRODIGY ENTERPRISES LLC	711 S HAWTHORNE AVE	INDEPENDENCE	MO	64053
711 S OVERTON AVE	PEDRINO MISTI	711 S OVERTON AVE	INDEPENDENCE	MO	64053
714 S HAWTHORNE AVE	JTP PROPERTIES LLC	20905 E 181ST	PLEASANT HILL	MO	64080
717 S HAWTHORNE AVE	AAA ENTERPRISE LLC	2907 NE VIEWPARK PL	LEES SUMMIT	MO	64086
718 S HAWTHORNE AVE	SIMS DELBERT & KRANER KATHY	718 S HAWTHORNE AVE	INDEPENDENCE	MO	64053
719 S HAWTHORNE AVE	GMF INVESTMENTS, LLC	800 NW 39TH ST	BLUE SPRINGS	MO	64015
722 S HAWTHORNE AVE	NEXT-GEN PROPERTY MANAGEMENT LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
723 S HAWTHORNE AVE	EVANS OTHELLO N	PO BOX 90	INDEPENDENCE	MO	64051
726 S HAWTHORNE AVE	BLESSEDINVESTMENTS 2025 LLC	726 S HAWTHORNE AVE	INDEPENDENCE	MO	64053
727 S HAWTHORNE AVE	ANDERSON LARRY E & DEBORAH D	727 S HAWTHORNE	INDEPENDENCE	MO	64053
9827 E INDEPENDENCE AVE	CAVANESS HOLDINGS LLC	PO BOX 870	OAK GROVE	MO	64075



Notification Area Map

710 S Hawthorne Ave


Case #26-100-03



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



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



Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

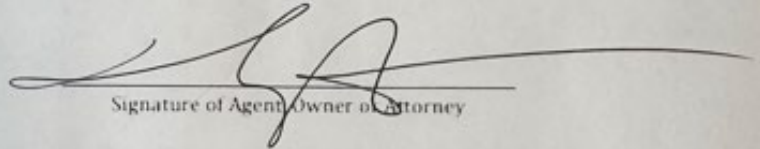
COUNTY OF JACKSON

Case No. 26-100-03

I, Maxim Popoff of lawful age being first duly sworn upon oath, state:

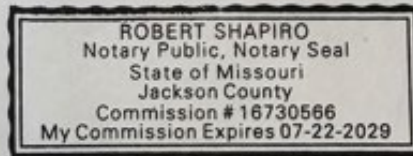
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 3rd day of March 2026


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 13th day of March 2026

Robert Shapiro
Notary Public



July 22, 2029
Commission Expiration Date

AERIAL PHOTOGRAPH

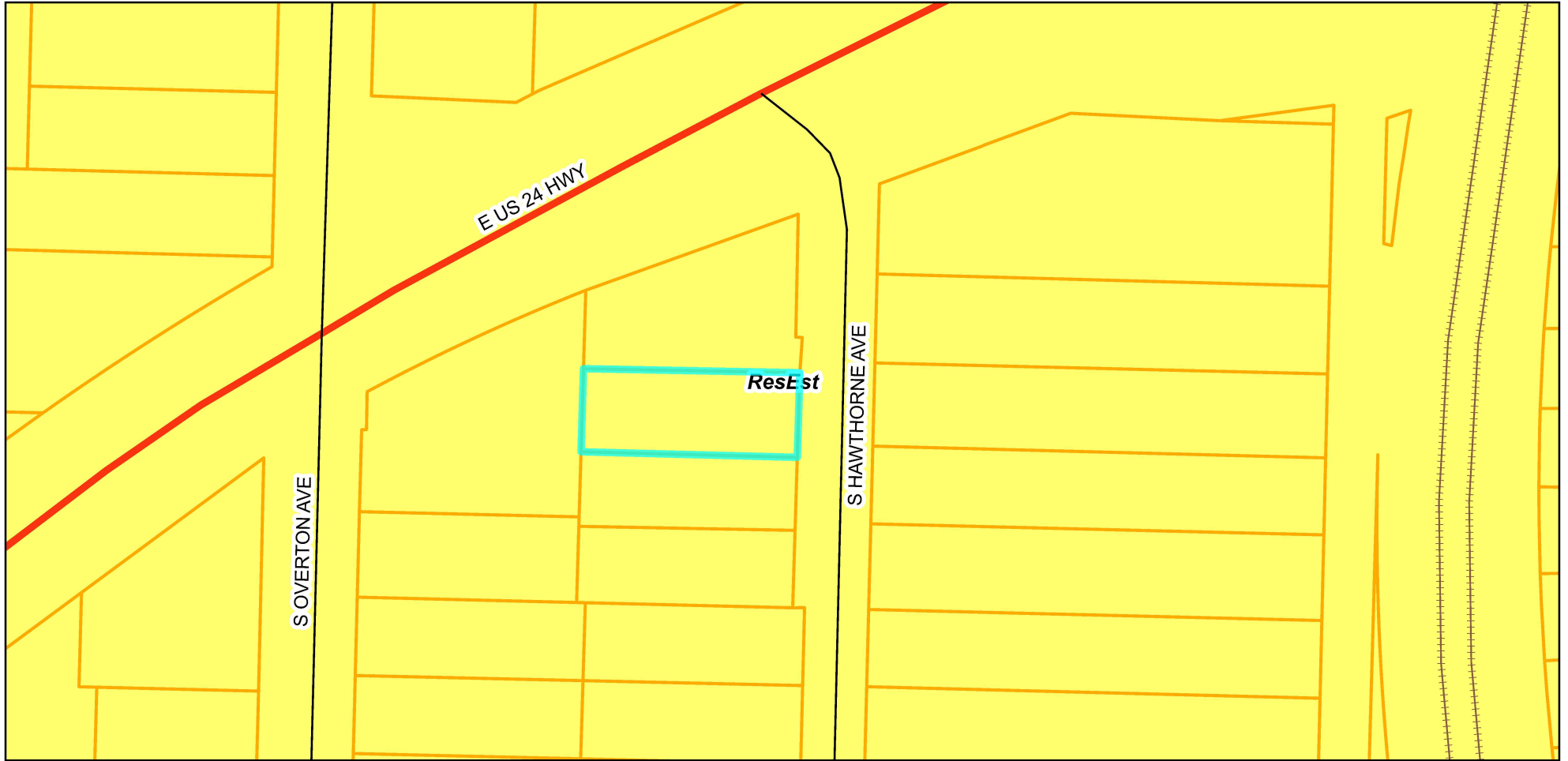
710 S. Hawthorne Avenue



Comprehensive Plan

710 S Hawthorne Ave

Case #26-100-03



Legend

 Parcels

Comprehensive Plan

 Residential Neighborhoods

0 125 250 500 US Feet

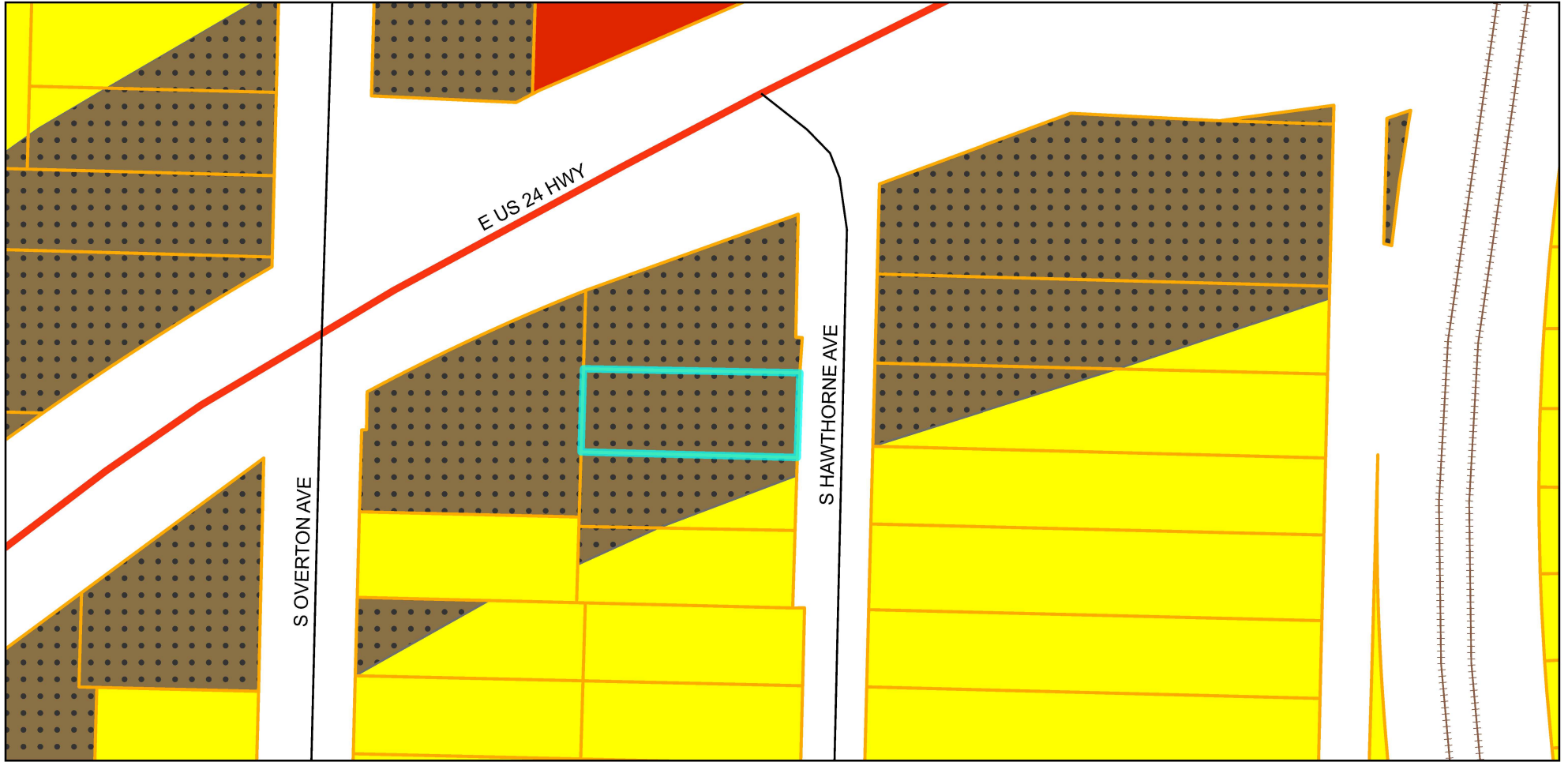
Prepared For: Planning Commission
Meeting Date: March 24, 2026



Zoning Map

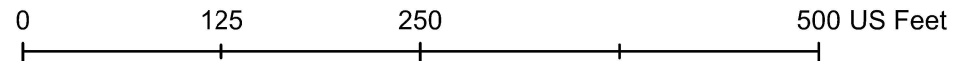
710 S Hawthorne Ave

Case #26-100-03



Legend

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



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



MEETING DATE: March 24, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3701 S Scott Ave

CASE NUMBER/REQUEST: **Case 26-400-02 – Short-Term Rental – 3701 S Scott Avenue** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 3701 S Scott Ave

APPLICANT/OWNER: Shawn Foster

APPLICANT ADDRESS: 3909 S Phelps Rd, Independence, Mo 64055

RESPONSIBLE AGENT: Shawn Foster

OWNER ADDRESS: 3909 S Phelps Rd, Independence, Mo 64055

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 4, 2026
- Notification signs were posted on the property March 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 the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to eight (8) persons total.
5. The maximum number of bedrooms shall be four (4).

6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 3701 S Scott Ave.

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 use this property as a Short-Term Rental.

Property History:

The subject site is described as Lot 47 of the K and A Village subdivision recorded in the from 1950 through 1953. Jackson County records indicate the structure was built in 1955. It was subsequently annexed into Independence shortly thereafter in 1956. Upon adoption of the zoning ordinance, in 1965, the property was designated as a single-family zoning classification. It has remained under that zoning classification since.

County records indicate the current property owner acquired ownership in August of 2025. The subject site is not currently available for bookings on any platform.

Physical Characteristics of Property:

The subject site is a corner lot, located at the intersection of 37th Street and Scott Avenue, approximately 15,000 square feet in size. County records indicate the dwelling encloses +/-1,002 square feet of living area on the main level. The dwelling consists of ranch-style architecture with a gable roof, and features white lap siding, two bedrooms on the main level, and two bedrooms in the basement level. Basement bedrooms are equipped with egress windows, permitting occupancy in accordance with applicable building code. A single car-width driveway, approximately 46 feet in length, is able to accommodate up to two (2) vehicles.

Characteristics of the Area:

The subject site is located in southwestern Independence, situated between Chrysler Avenue to the east and Sterling Avenue to the west. Predominantly single-family residences of similar age and design characterize the surrounding neighborhood. Nace's Meadows subdivision to the southeast and

the Breezy Heights subdivision located to the north were developed in the 1950's, within a similar time period as the subject site.

Parking:

A single-car wide driveway provides enough parking for 2 vehicles. Guests are permitted to use the garage. And one additional vehicle can be parked on the street. The available parking for the proposed short-term rental meets the minimum standards for short-term rentals.

Unruly Guest/Security:

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

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service.
- **Property listing** - The property will be listed on AirBNB and Furnished Finder.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a four-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

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

3701 S Scott Ave Independence MO 64052

STR License

Submitted

Application number A00174
Application date 2025-12-10
Applicant name Shawn Foster

> Collapse details

Submitted

Send license

Edit

Property Address

3701 S SCOTT AVE INDEPENDENCE MO 64052

Parcel Number

33320051100000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name Shawn
Last Name Foster
Company Name PM15 Holdings, LLC



Mailing Address

3909 S Phelps Rd, Independence, MO 64055

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name
Shawn	Foster	PM15 Holdings, LLC



Mailing Address
3909 S Phelps Rd, Independence, MO 64055

Property Owner #2

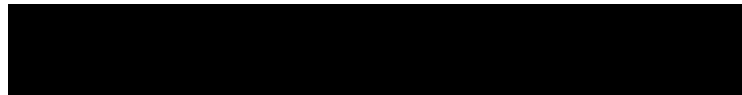
First Name	Last Name	Company Name
Michael	Belman	PM15 Holdings, LLC



Mailing Address
4000 S Phelps Rd, Independence, MO 64055

Property Manager

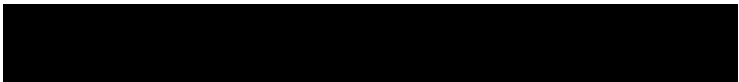
First Name	Last Name	Company Name
Shawn	Foster	PM15 Holdings, LLC



Mailing Address
3909 S Phelps Rd, Independence, MO 64055

Responsible Agent

First Name	Last Name	Company Name
Shawn	Foster	PM15 Holdings, LLC



Mailing Address
3909 S Phelps Rd, Independence, MO 64055

Verification Documents

Floor Plan

[floor_plan_2025-12-10-165719.pdf](#)

[floor_plan_2025-12-10-165719.pdf](#)

Evacuation Plan

[fire_safety_2025-12-10-165719.pdf](#)

[fire_safety_2025-12-10-165719.pdf](#)

Parking Plan

[parking_spaces_2025-12-10-165719.pdf](#)

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? 

Yes

Please provide your Noise Management Plan: 

We will be using Minut brand noise monitoring devices

Please provide your Trash Disposal & Collection Plan: 

We will be using Ted's trash service

Please provide all platforms that you plan to advertise on. 

Airbnb and Furnished Finder

Possible Violations

We found no violations for this property

[Add Note](#)



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: March 4, 2026

Case Number: 26-400-02

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: 3701 S. Scott Avenue

Total Maximum occupancy: Eight (8) total guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Shawn Foster, PM15 Holdings, LLC

[REDACTED]

[REDACTED]

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

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons

20201 E Jackson Drive, Independence, MO 64057

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

Gabriel C Glaser

Gabriel C Glaser

Planner

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

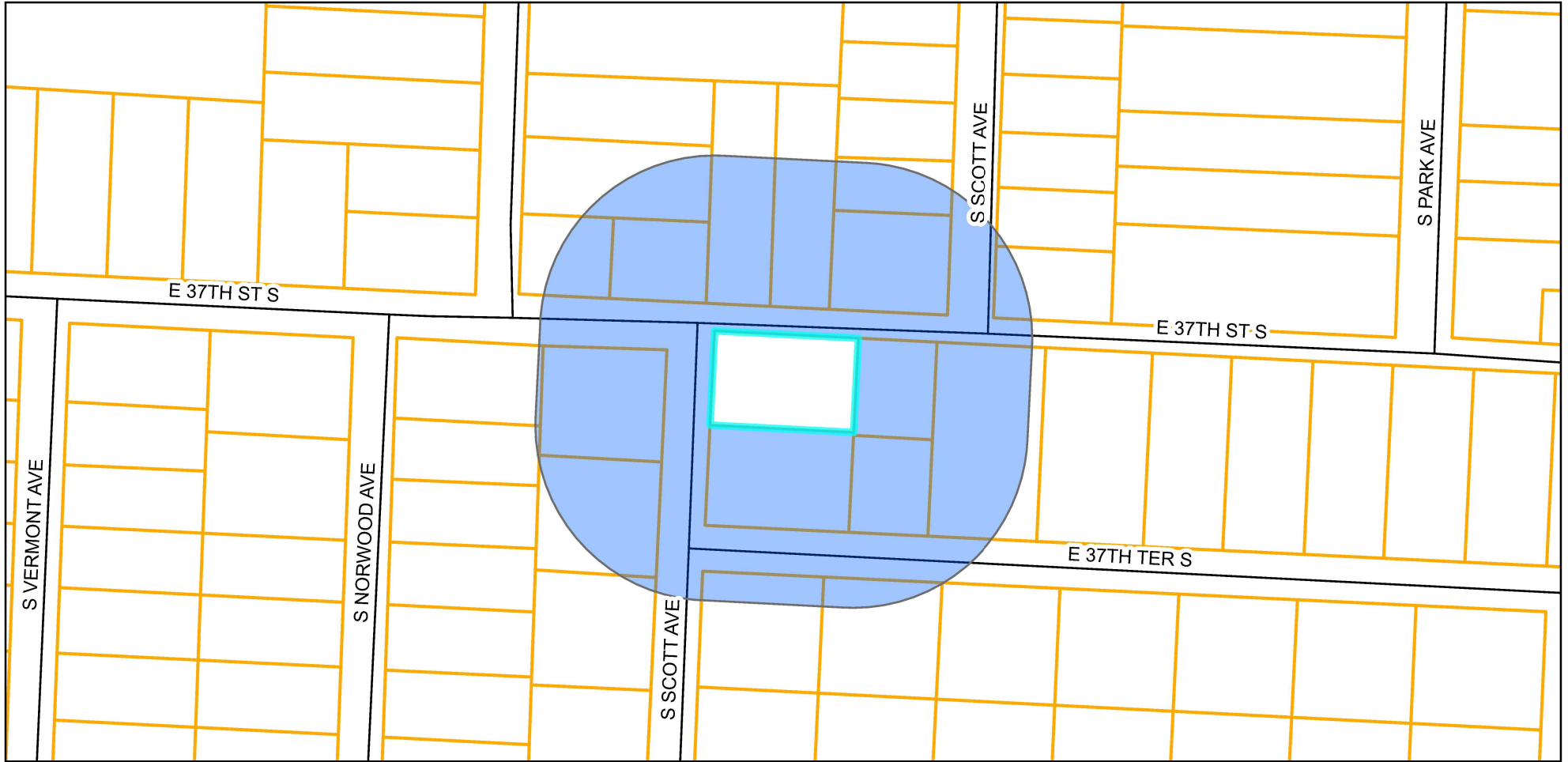
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
11500 E 37TH TER	WOOTEN CYNTHIA A SNYDER	1150 E 37TH TER S	INDEPENDENCE	MO	64052
11502 E 37TH TER	CONKLIN CLIFFORD E JR & LINDA K TRUSTEE	530 POSADAS CIR	PUNTA GORDA	FL	33983
11503 E 37TH TER	SHARP JACKIE	11503 E 37TH TER S	INDEPENDENCE	MO	64052
11506 E 37TH TER	MONLEY CHRISTOPHER L	11506 E 37TH TER	INDEPENDENCE	MO	64052
11507 E 37TH TER	BARTHELMES TIFFANI	3276 DURANT ST	SAN DIEGO	CA	92113
11600 E 37TH ST	KILIAN CATHY	11600 E 37TH ST	INDEPENDENCE	MO	64052
11602 E 37TH ST	TILLITSON MATTHEW	11602 E 37TH ST S	INDEPENDENCE	MO	64052
11700 E 37TH ST	NEWCOMB JAMES E & JENNIFER R	8911 LOCHKIRK DR	LEES SUMMIT	MO	64064-2768
11702 E 37TH ST	SPAULDING RICKY L	11702 E 37TH ST	INDEPENDENCE	MO	64052
11703 E 37TH ST	SUITER DARRYL E & LORI M	11703 E 37TH ST	INDEPENDENCE	MO	64052
11708 E 37TH ST	HERNANDEZ ERIC	28091 STILLWATER DR	MENIFEE	CA	92584
3618 S SCOTT AVE	LIU XIONG	3618 S SCOTT AVE	INDEPENDENCE	MO	64052
3621 S SCOTT AVE	REAL ESTATE INVESTOR SERVICES LLC	13905 E 39TH ST S	INDEPENDENCE	MO	64055
3623 S SCOTT AVE	MCCORMICK CHARLES L & JANECE E	3623 S SCOTT	INDEPENDENCE	MO	64052
3627 S NORWOOD AVE	JOHNSON WENDELL O JR	3627 S NORWOOD	INDEPENDENCE	MO	64052
3700 S SCOTT AVE	SANTORA JOHN JACOB	3700 S SCOTT AVE	INDEPENDENCE	MO	64052
3701 S NORWOOD AVE	3701 S NORWOOD AVE LLC	23600 E 232ND ST	HARRISONVILLE	MO	64701
3704 S SCOTT AVE	PATTERSON JAMIE R	3704 S SCOTT AVE	INDEPENDENCE	MO	64052
3705 S NORWOOD AVE	ROTHGEB CHRISTOPHER R DRADER & DANIELLE L	3705 S NORWOOD AVE	INDEPENDENCE	MO	64052
3708 S SCOTT AVE	K & A VILLAGE TRUST	1100 AZIE MORTON RD #1105	AUSTIN	TX	78704
3709 S SCOTT AVE	LAWSON BRENDA	3709 S SCOTT AVE	INDEPENDENCE	MO	64052



Notification Area Map

3701 S Scott Ave

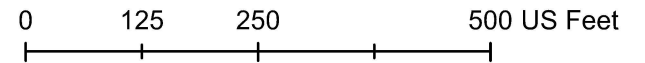
Case #26-400-02



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



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



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-02

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

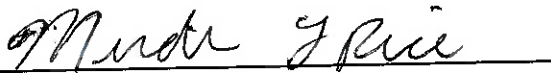
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 4 day of March, 2026.



Signature of Agent, Owner or Attorney

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



Notary Public

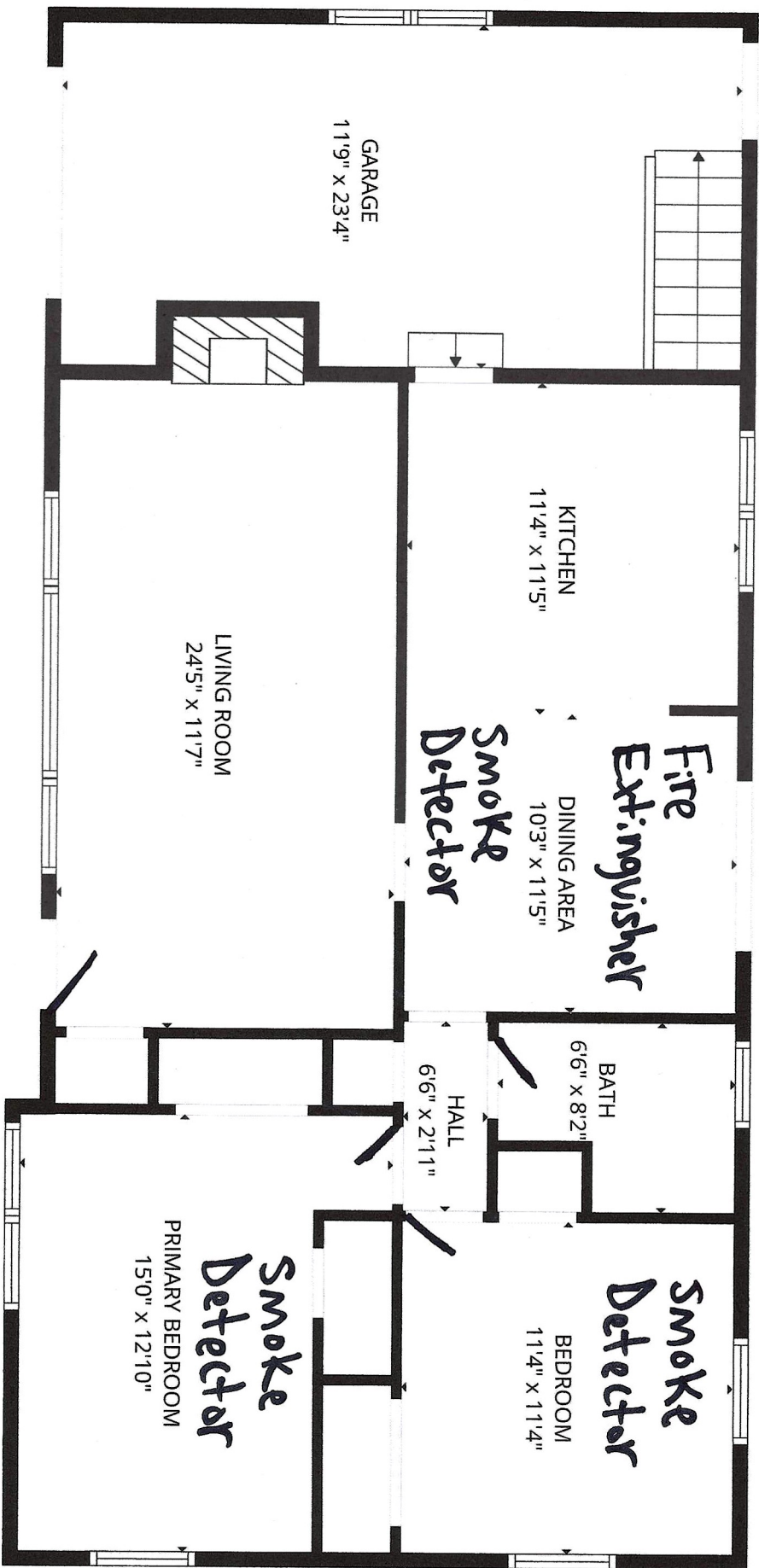
March 12, 2028

Commission Expiration Date



Floor Plan

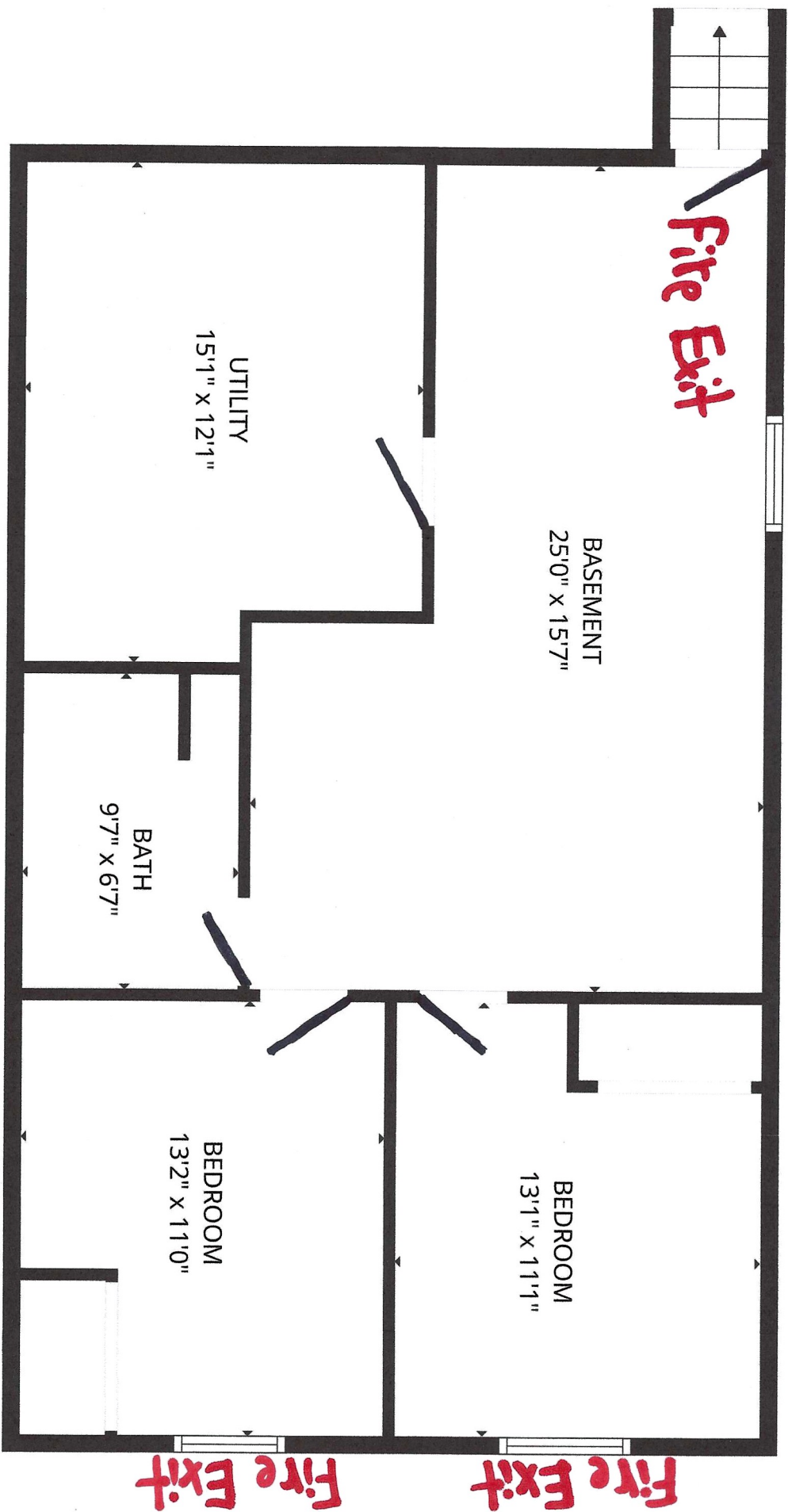
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FLOOR PLAN CREATED BY CURRICASA APP. MEASUREMENTS DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED.

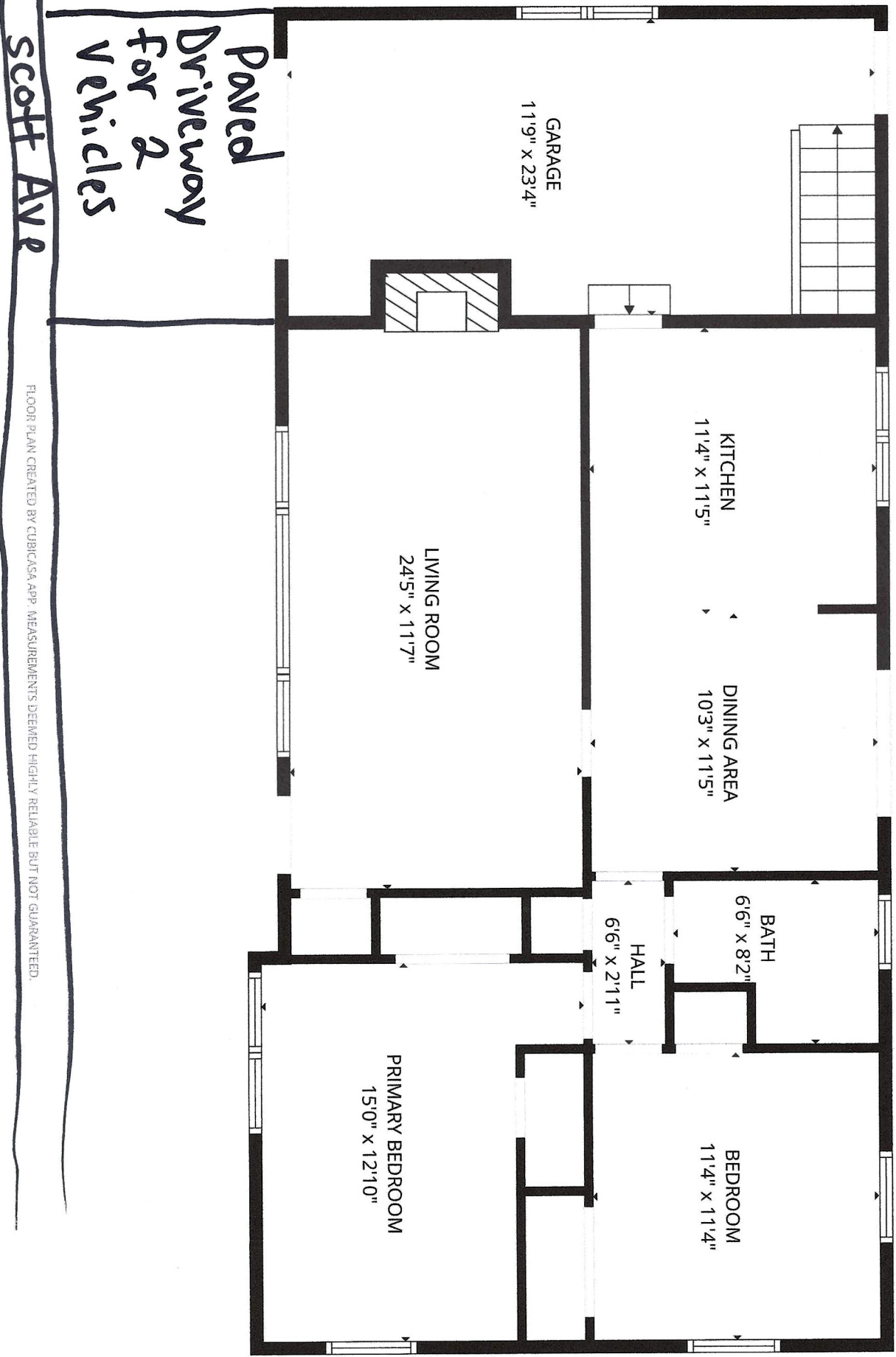
Evacuation Plan

1000015757.jpg



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

Parking Plan

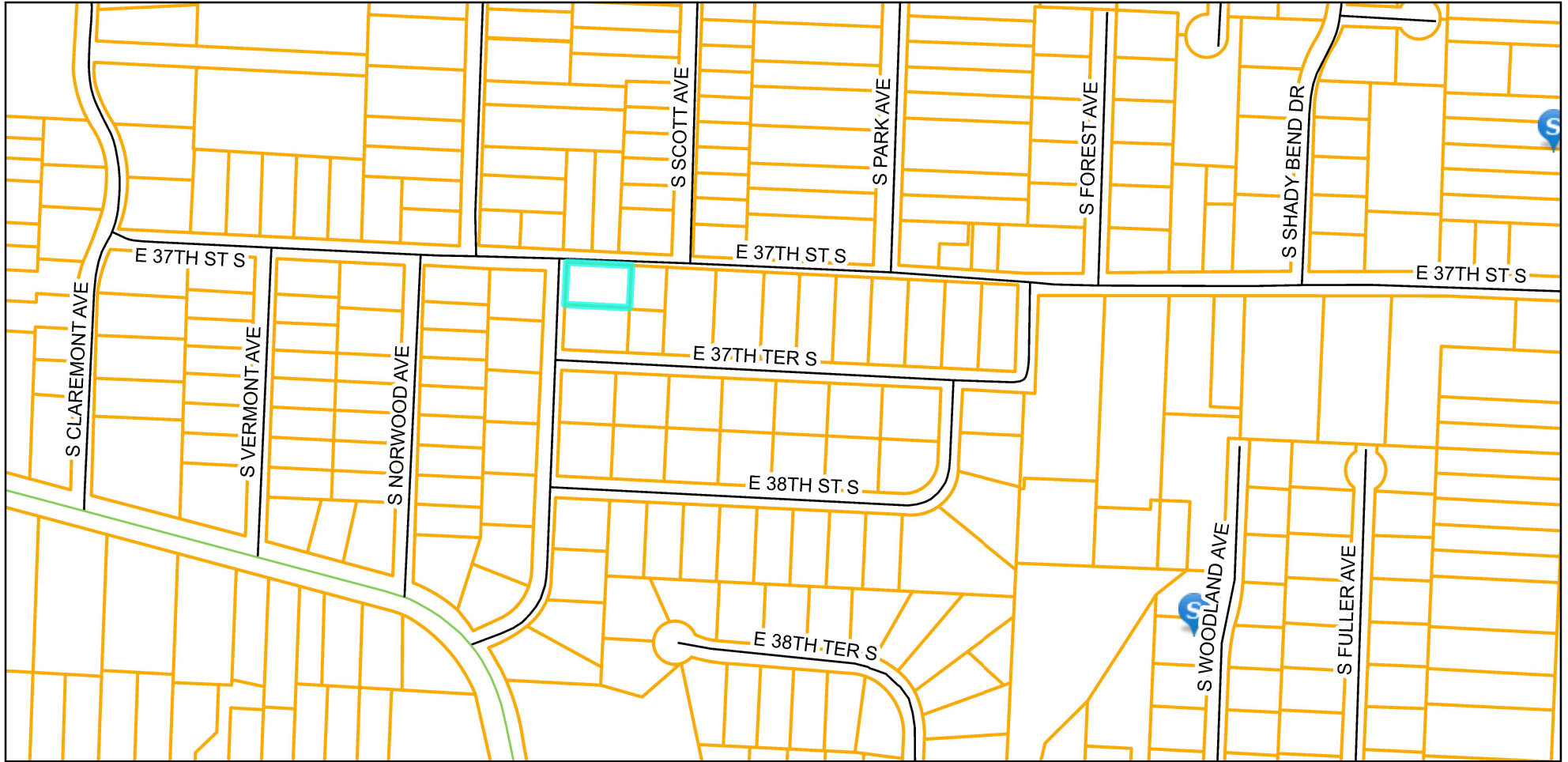


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Nearest Short Term Rental

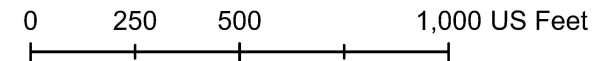
3701 S Scott Ave

Case #26-400-02



Legend

-  Short Term Rentals
-  Parcels



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



MEETING DATE: March 24, 2026

STAFF: Brian Harker, Planner

PROJECT NAME: 2880 S. Vermont Avenue – Short-Term Rental

CASE NUMBER/REQUEST: Case 26-400-13 – Short-Term Rental – 2880 S. Vermont Avenue – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 2880 S. Vermont Avenue

APPLICANT/OWNER/MANAGER/RESPONSIBLE AGENT: Daniel Robison

APPLICANT/OWNER/MANAGER/RESPONSIBLE AGENT ADDRESS: 1631 Berry Court

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 March 4, 2026
- Notification signs were posted on the property March 5, 2026

FURTHER ACTION:

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

RECOMMENDATION

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

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of City Code
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to eight (8) adults, ten (10) persons total.
5. The maximum number of bedrooms shall be four (4).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 2880 S. Vermont Avenue

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 1948. The property was platted on March 31, 1925. Since that time, the property has maintained a single-family residential zoning classification. The property is currently not being used as a short-term rental.

Physical Characteristics of Property:

Lot 164 of Englewood View is 29,621-square feet in size. Real estate records indicate the dwelling contains 1,701 square feet of living area. The façade is composed of white siding and trim. The dwelling consists of a single story with a garage. The main floor has a Master bedroom with a bathroom, two additional bedrooms, bathroom, living room, kitchen, dining area, laundry room, two mud rooms and a two-car garage. The basement will not be accessible to the guests.

Characteristics of the Area:

The subject site is on two lots located between S. Vermont Avenue and S. Clairemont Avenue. The neighborhood consists of residences of similar age, character and design. They are mostly small, single-story and story-and-a-half homes on large lots.

Parking:

The subject site has a lengthy asphalt single-car driveway that services a two-car garage, providing enough area to park five (5) 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:

A Minut device will be installed and monitored and the on-site posting of the quiet hours and the penalties for violating the City of Independence noise ordinance shall be posted in a prominent location.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will install a Minut noise monitoring device.

- **Trash Removal** – The applicant has indicated a subscription to AAA Trash Service. Refuse is collected on a weekly basis, on Mondays.
- **Property listing** - The property will be listed on Airbnb.
- **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 four-bedroom short-term rental unit.

There are no other licensed Short-Term rentals in this area within 500 feet, 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

2880 S Vermont Ave Independence MO 64052

STR License

Submitted

Application number

A00192

Application date

2026-01-26

Applicant name

Daniel Robison

> Collapse details

Submitted

Send license

Edit

Property Address

2880 S VERMONT AVE INDEPENDENCE MO 64052

Parcel Number

27710021600000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name	Last Name	Company Name
Daniel	Robison	2880SVermont, LLC



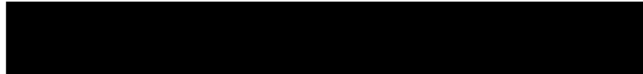
Mailing Address

1631 Berry Ct, Independence, MO 64057

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name
Daniel	Robison	2880SVermont, LLC



Mailing Address

1631 Berry Ct, Independence, MO 64057

Property Manager

First Name Last Name Company Name
Daniel Robison 2880SVermont, LLC



Mailing Address
1631 Berry Ct, Independence, MO 64057

Responsible Agent

First Name Last Name Company Name
Daniel Robison 2880SVermont, LLC



Mailing Address
1631 Berry Ct, Independence, MO 64057

Verification Documents

Floor Plan [floor_plan_2026-01-26-213527.jpeg](#) Evacuation Plan [fire_safety_2026-01-26-213527.jpeg](#)

Parking Plan [parking_spaces_2026-01-26-213527.jpeg](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?

5

What is your proposed total occupancy?

8

Is street parking allowed?

No

Please provide your Noise Management Plan: ^

A Minut device will be installed and monitored and the on-site posting of the quiet hours and the penalties for violating the City of Independence noise ordinance shall be posted in a prominent location.

Please provide your Trash Disposal & Collection Plan: ^

AAA Tash Service will collect trash on Mondays.

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

Airbnb

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: March 4, 2026

Case Number: 26-400-16

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: 2880 S. Vermont Avenue

Total Maximum occupancy: Eight (8) total guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Daniel Robinson

[REDACTED]

[REDACTED]

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

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons
20201 E Jackson Drive, Independence, MO 64057

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7823.

Brian L. Harker

Brian L. Harker
Planner

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

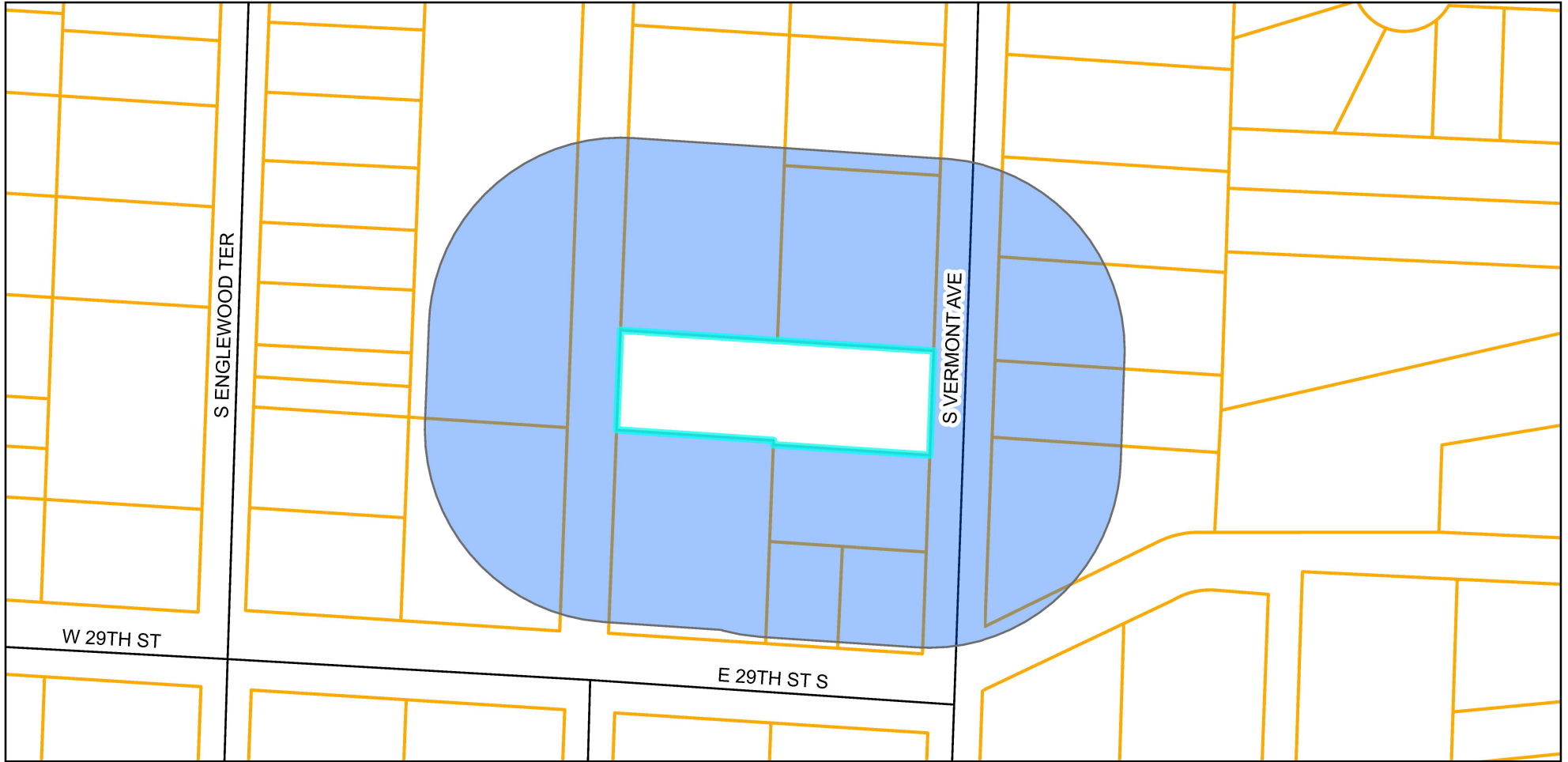
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
11240 E 29TH ST	BOEHM LEO & DIANN REVOCABLE LIVING TRUST	3410 N LISTER AVE	KANSAS CITY	MO	64117
11300 E 29TH ST	SHARP INVESTING LLC	229 NW BLUE PKWY STE A	LEES SUMMIT	MO	64063
11320 E 29TH ST	UNISON PROPERTIES LLC	15301 W 87TH PKWY STE B35	LENEXA	KS	66219
11322 E 29TH ST	MANUS DAVID G & JANET L	11322 E 29TH ST S	INDEPENDENCE	MO	64052
2710 S CLAREMONT AVE	GALEAS RIVERA DEWIN JEHOVANY & AMAYA JENIFER YOLIBETH ZELAYA	2710 S CLAREMONT AVE	INDEPENDENCE	MO	64052
2718 S VERMONT AVE	HILES RACHEL	2718 S VERMONT AVE	INDEPENDENCE	MO	64052
2721 S CLAREMONT AVE	CASEY STEVEN DANIEL	2800 S VERMONT AVE	INDEPENDENCE	MO	64052
2722 S VERMONT AVE	MORELLO CHRISTOPHER	400 NW 1ST AVE	MIAMI	FL	33128
2723 S VERMONT AVE	MORENO CYNTHIA BANDA	2723 S VERMONT AVE	INDEPENDENCE	MO	64052
2727 S VERMONT AVE	KORNEGAY KORI	92 1207 PUEONANI ST	KAPOLEI	HI	96707
2729 S VERMONT AVE	FIKES LENN A	2729 S VERMONT AVE	INDEPENDENCE	MO	64052
2731 S VERMONT AVE	FIKES LENN A & TOMLIN ANGELA K	2729 S VERMONT	INDEPENDENCE	MO	64052
2879 S CLAREMONT AVE	MARQUESS MICHAEL	2880 S VERMONT AVE	INDEPENDENCE	MO	64052
2890 S VERMONT AVE	WILSON TAGUE	2890 S VERMONT AVE	INDEPENDENCE	MO	64052



Notification Area Map

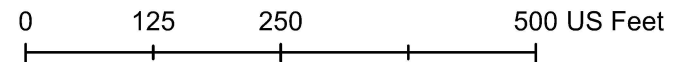
2880 S Vermont Ave

Case #26-400-16



Legend

-  Notification Area
-  Parcels



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



Property Owner Notification Affidavit

STATE OF MISSOURI

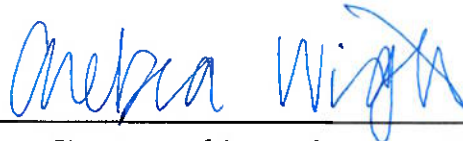
COUNTY OF JACKSON

Case No. 26-400-16

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 March, 2026.

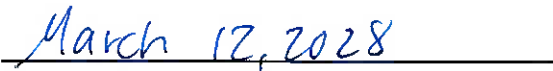


Signature of Agent, Owner or Attorney

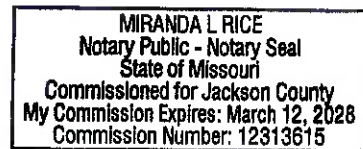
Subscribed and sworn to before me this 4 day of March, 2026.

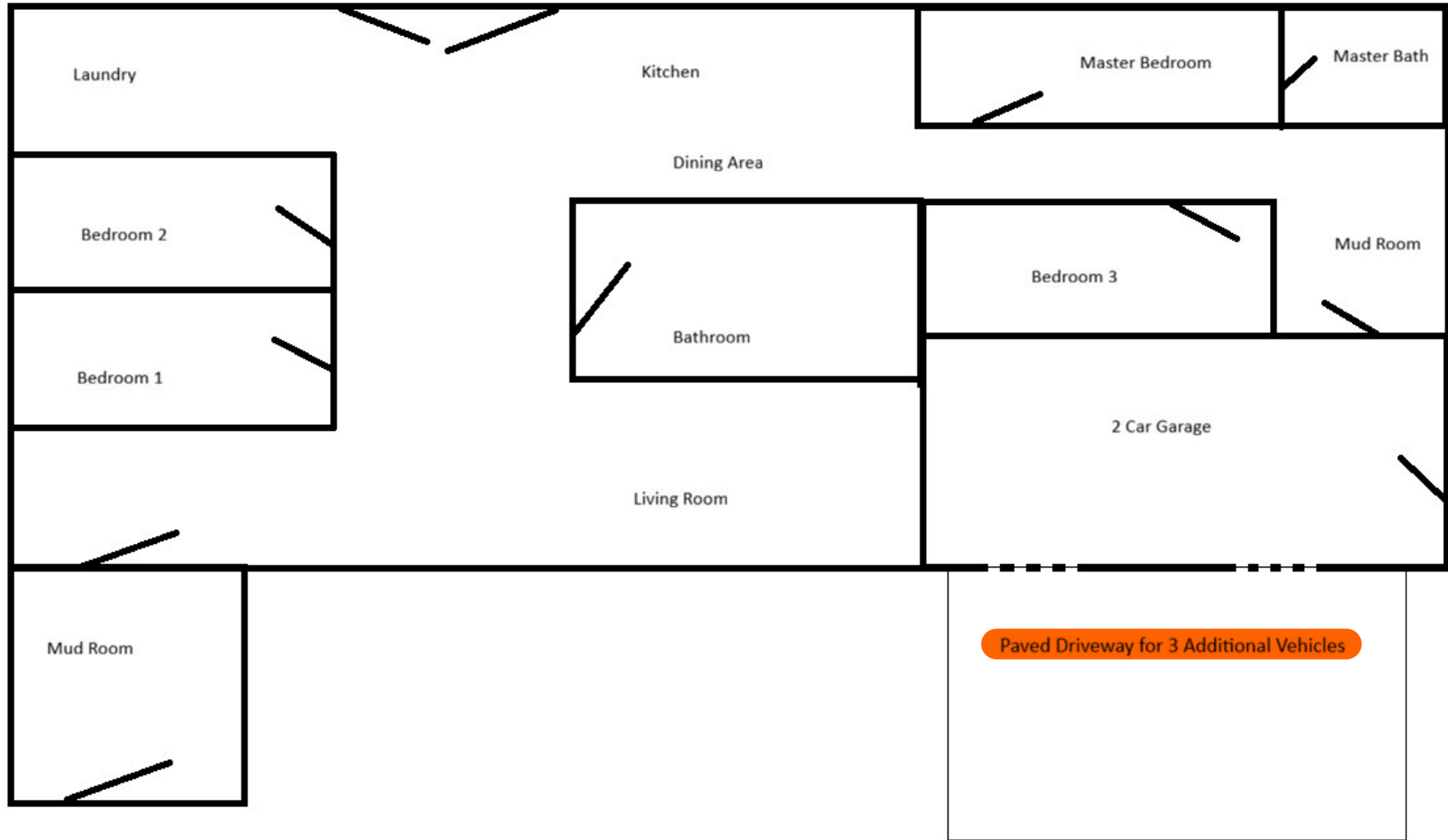


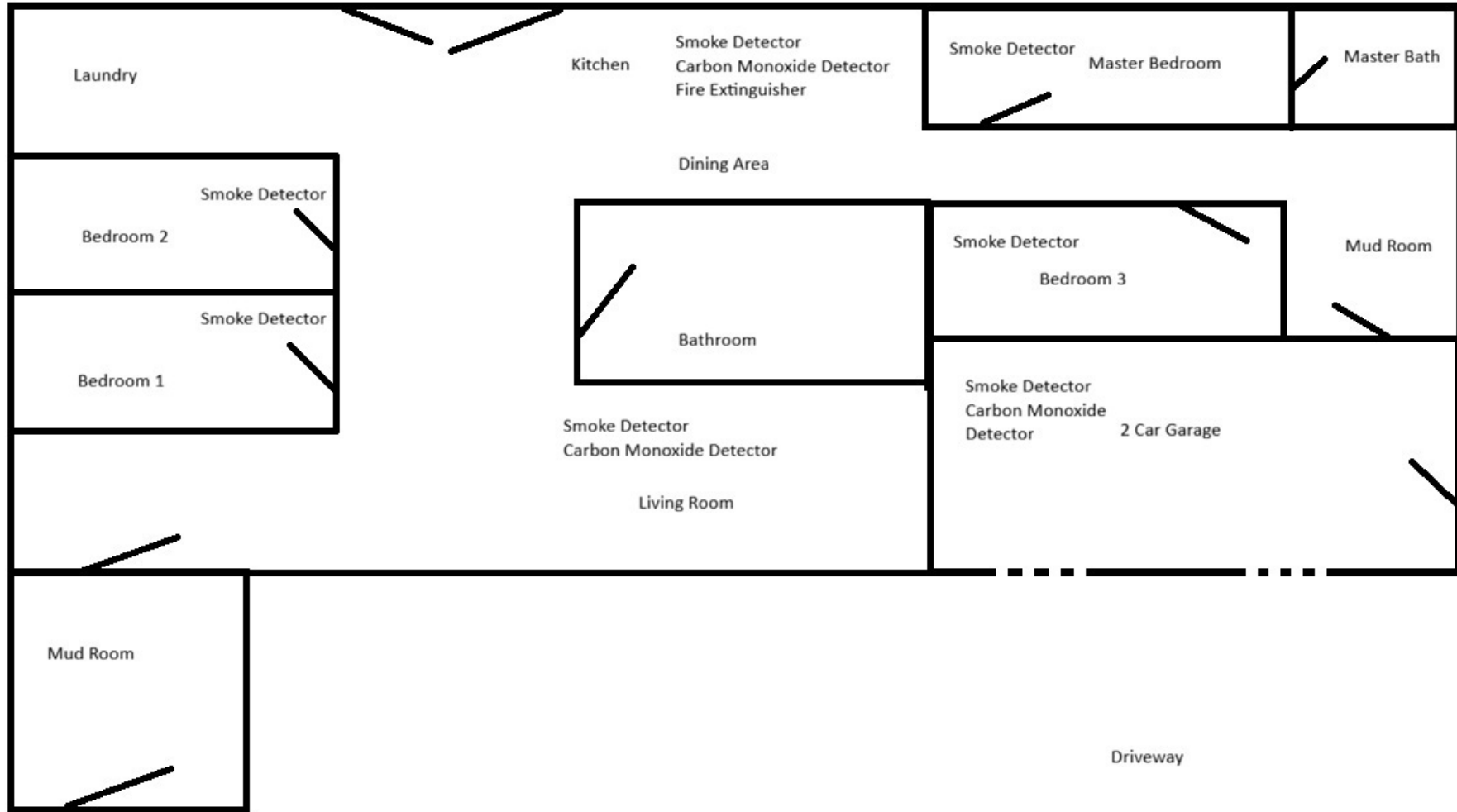
Notary Public

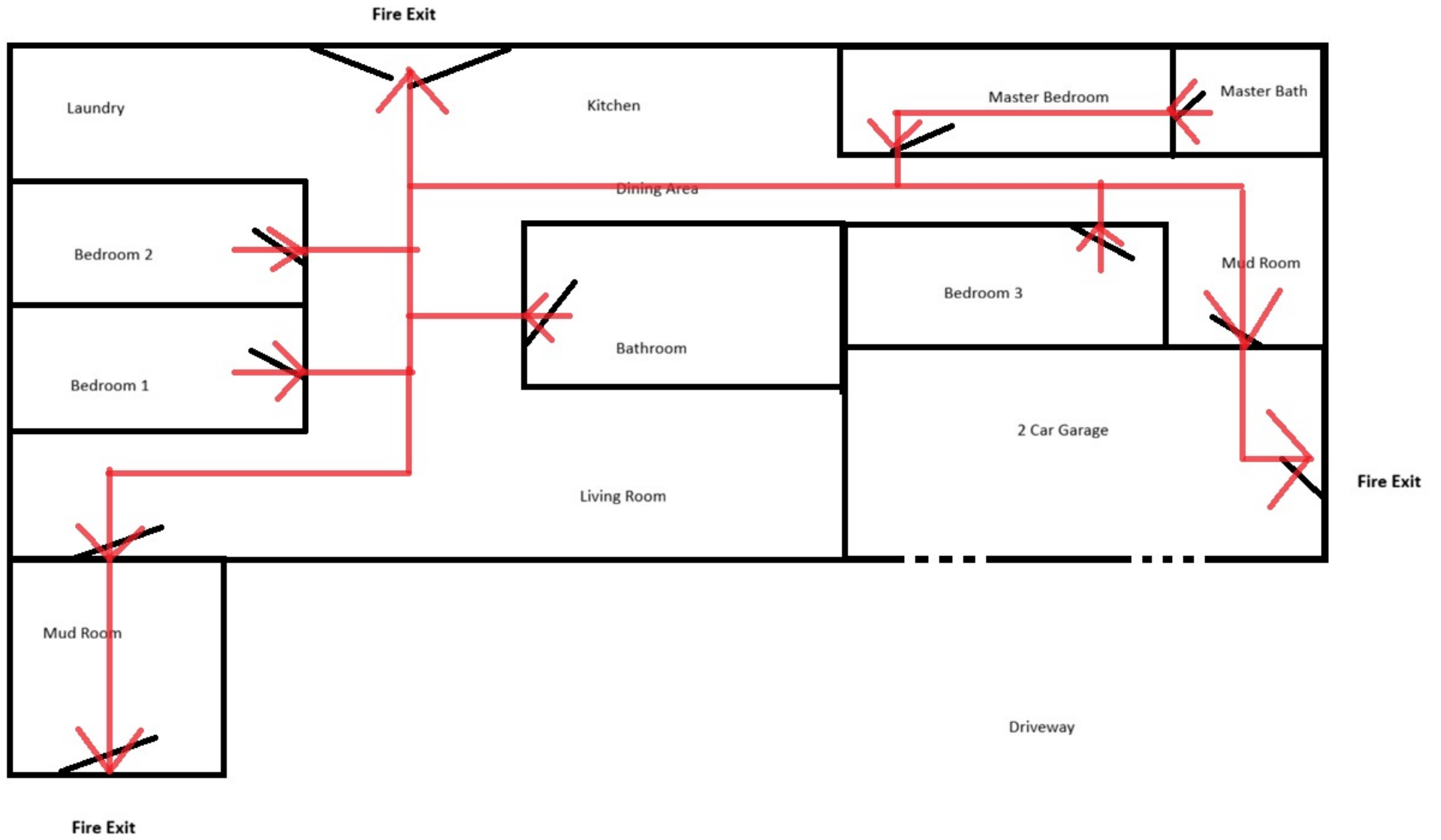


Commission Expiration Date





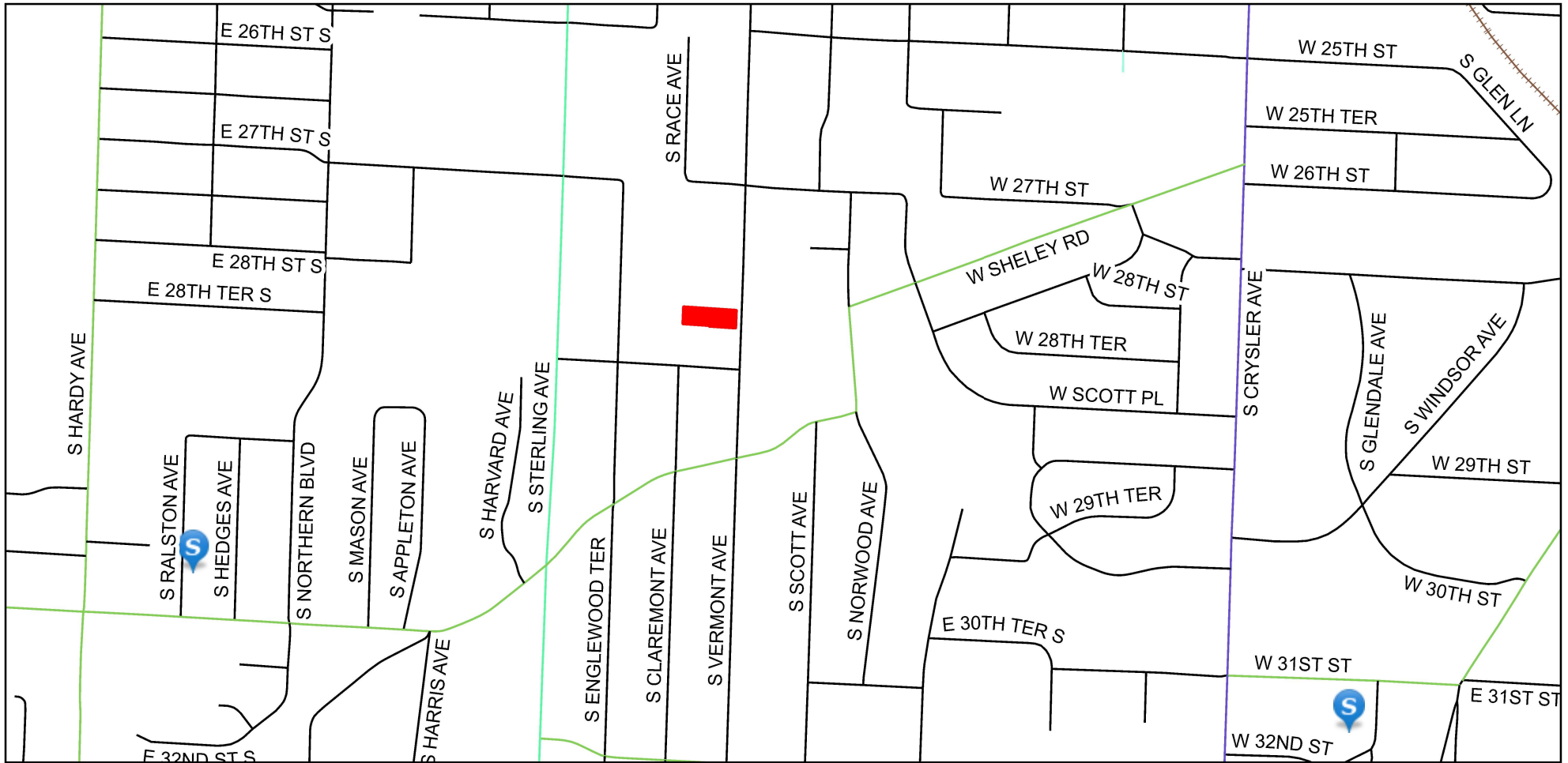




Nearest Short Term Rental

2880 S Vermont Ave


Case #26-400-16



Legend

-  Subject Site
-  Short Term Rentals

0 500 1,000 2,000 US Feet



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



MEETING DATE: March 24, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 17101 E Berry Ln

CASE NUMBER/REQUEST: **Case 26-400-19 – Short-Term Rental – 17101 E Berry Ln** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 17101 E Berry Ln

APPLICANT: Isabella Bare, Gentle Landing Homes LLC

APPLICANT ADDRESS: 19315 Holke Rd, Independence, Mo 64057

OWNER: Loni Bernard, New Earth Properties LLC

OWNER ADDRESS: 31605 E Burgess Rd, Buckner, Mo 64016

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 4, 2026
- Notification signs were posted on the property March 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 the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to six (6) adults 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 pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 17101 E Berry Ln.

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 use this property as a Short-Term Rental.

Property History:

The subject site is described as Lot 73 of Ellswood Meadows subdivision recorded in 1955. Jackson County records indicate the structure was built in 1958. The property was annexed to Independence in 1963. Upon adoption of the zoning ordinance, in 1965, the property was designated as a single-family zoning classification. It has remained under that zoning classification since.

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

Physical Characteristics of Property:

The subject site is located at a Y intersection of Baker Road and Berry Lane. The property is comprised of two tax parcels totaling approximately 28,500 square feet in size. County records indicate the dwelling encloses +/-1,248 square feet of living area. The dwelling consists of split-level architecture, and features board and batten and lap siding, and a brick wainscot.

Characteristics of the Area:

The subject site is located on the east side of M 291 Highway, situated between R D Mize Road to the north and Hidden Valley Road on the south. The surrounding neighborhood is characterized by single-family residences of similar age and design.

Parking:

A two-car wide driveway provides enough parking for 4 vehicles. The available parking for the proposed short-term rental meets and exceeds the minimum standards for short-term rentals.

Unruly Guest/Security:

The applicant has indicated the use of a noise monitoring device as part of their noise management plan. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service.
- **Property listing** - The property will be listed on AirBNB and VRBO.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit

This application follows the density limitations of the City Code.

EXHIBITS

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

17101 Berry Ln Independence MO 64057

STR License

Submitted

Application number

A00195

Application date

2026-02-04

Applicant name

Isabella Bare

> Collapse details

Submitted

Send license

Edit

Property Address

17101 BERRY LN INDEPENDENCE MO 64057

Parcel Number

25910070400000000

Permit Held By

Property Manager

Rental Structure

Single family

Permit Holder

First Name

Isabella

Last Name

Bare

Company Name

Gentle Landing Homes LLC



Mailing Address

19315 Holke Rd, Independence, MO 64057

Property Owner(s)

Property Owner #1

First Name

Loni

Last Name

Bernard

Company Name

New Earth Properties LLC



Mailing Address

31605 E Burgess Rd, Buckner, MO 64016

Property Manager

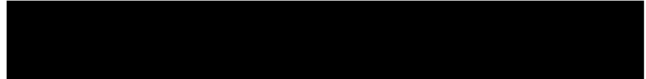
First Name	Last Name	Company Name
Isabella	Bare	Gentle Landing Homes LLC



Mailing Address
19315 Holke Rd, Independence, MO 64057

Responsible Agent

First Name	Last Name	Company Name
Joseph	O'Loughlin	Gentle Landing Homes, LLC



Mailing Address
3601 S Marshall Dr, Independence, MO 64055

Verification Documents

Floor Plan	Evacuation Plan
floor_plan_2026-02-05-010542.pdf	fire_safety_2026-02-05-010542.pdf

Parking Plan
[parking_spaces_2026-02-05-010542.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

6

Is street parking allowed?

No

Please provide your Noise Management Plan: ^

A continuous noise monitoring device operates during all rentals to ensure compliance with the City of Independence noise ordinance. Quiet hours and ordinance penalties are posted prominently inside the property, and guests are informed that violations may result in fines or termination of their stay.

Please provide your Trash Disposal & Collection Plan: ^

Trash service will be provided by Teds Trash Service with weekly collection on Fridays using a standard residential trash bin. Containers will be stored properly and only placed curbside for pickup, then returned promptly to comply with City of Independence code.

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

Airbnb & VRBO.

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: March 4, 2026

Case Number: 26-400-19

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: 17101 E Berry Ln

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Loni Bernard, New Earth Properties, LLC

[REDACTED]

[REDACTED]

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

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons

20201 E Jackson Drive, Independence, MO 64057

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

Gabriel C Glaser

Gabriel C Glaser

Planner

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

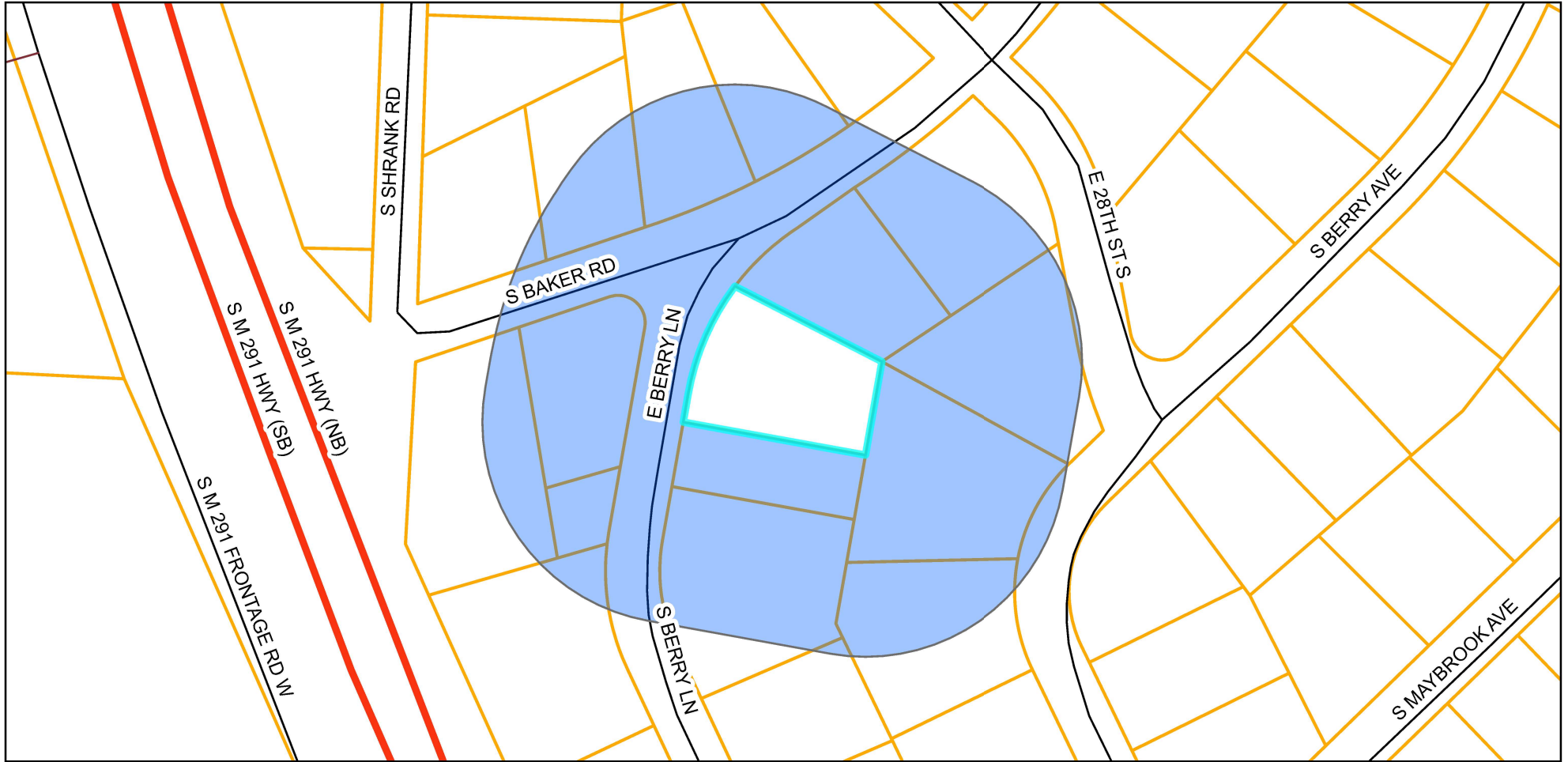
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
2800 S BERRY AVE	HUSEBY RACHEL A & JARED M	2800 BERRY AVE	INDEPENDENCE	MO	64057
2801 S BAKER RD	ROCKHOLD JOHN R-TRUSTEE	2801 BAKER RD	INDEPENDENCE	MO	64057
2804 S BAKER RD	MASTERS TIMOTHY & DENISE	2804 BAKER RD	INDEPENDENCE	MO	64057
2804 S BERRY AVE	MEDINA-NAVA CONRRADO & VALDEZ-MEDINA ANA	2804 BERRY AVE	INDEPENDENCE	MO	64057
2805 S BAKER RD	JACQUEZ-BADOS LAURA A & BADOS MARCOS	2805 BAKER RD	INDEPENDENCE	MO	64057
2806 S BERRY AVE	MCNUTTY LAURA J & DON M	2806 BERRY AVE	INDEPENDENCE	MO	64057
2806 S BERRY LN	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
2808 S BAKER RD	COLE TIMOTHY B	2808 BAKER RD	INDEPENDENCE	MO	64057
2809 S BAKER RD	SKOCH JON TYLER	2809 BAKER RD	INDEPENDENCE	MO	64057
2812 S BAKER RD	DELMONT JACQUELYN L-TRUSTEE	3317 S TRAIL RIDGE DR	INDEPENDENCE	MO	64055
2813 S BAKER RD	ANDERSON MICHAEL W & ROMANZI DONNA	2813 BAKER RD	INDEPENDENCE	MO	64057
2813 S BERRY LN	SCOTT HAYLEY M	2813 BERRY LN	INDEPENDENCE	MO	64055
2814 S BERRY LN	BUCKALLEW TAYLOR	2814 BERRY LN	INDEPENDENCE	MO	64057
2817 S BERRY LN	MILLS DONALD & ESTHER	2817 BERRY LN	INDEPENDENCE	MO	64057
2818 S BAKER RD	BUETTGENBACH BRIAN L & TIFFANY L	2818 BAKER RD	INDEPENDENCE	MO	64057
2822 S BAKER RD	GARR CASSIN	2822 S BAKER RD	INDEPENDENCE	MO	64057



Notification Area

17101 E Berry Ln

Case #26-400-19



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet

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



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-19

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.**

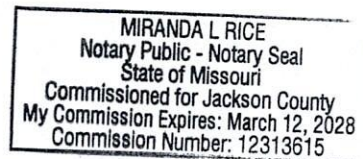
These notices were mailed on the 04 day of March, 2026.

Chelsea Wright
Signature of Agent, Owner or Attorney

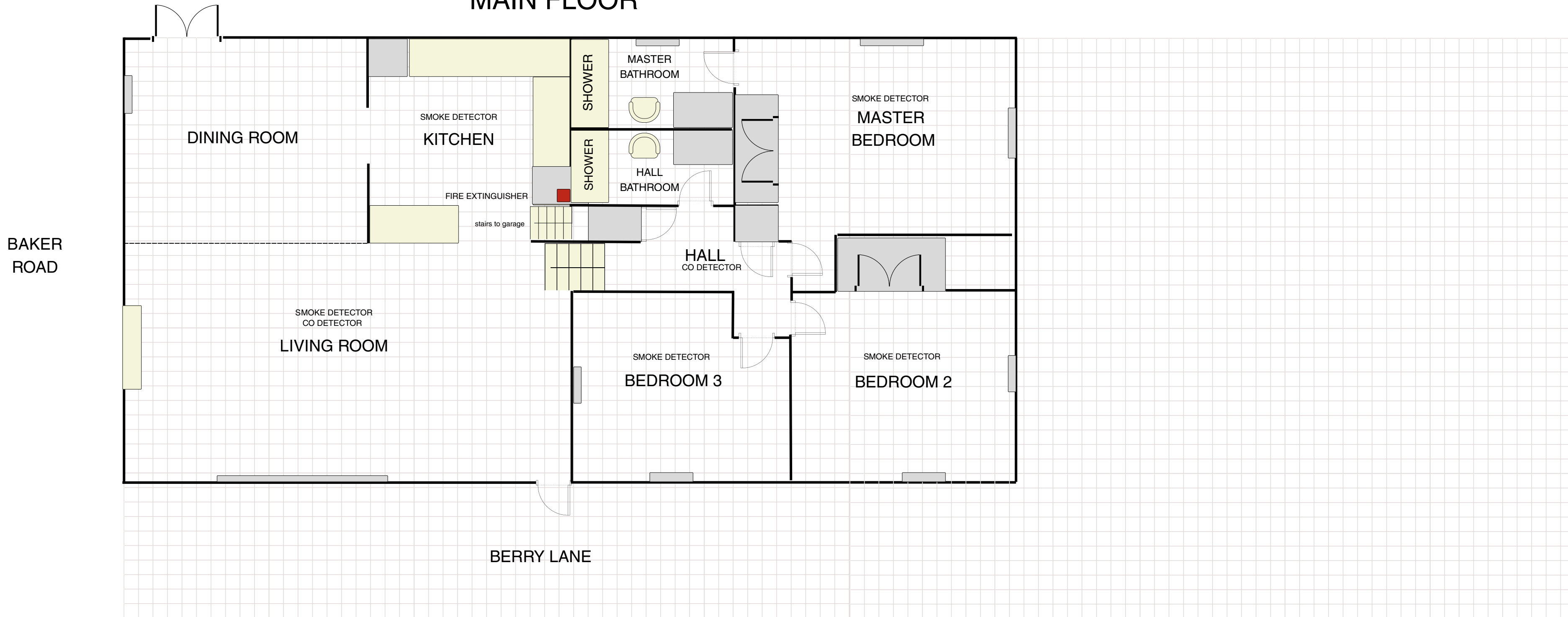
Subscribed and sworn to before me this 04 day of March, 2026.

Miranda Rice
Notary Public

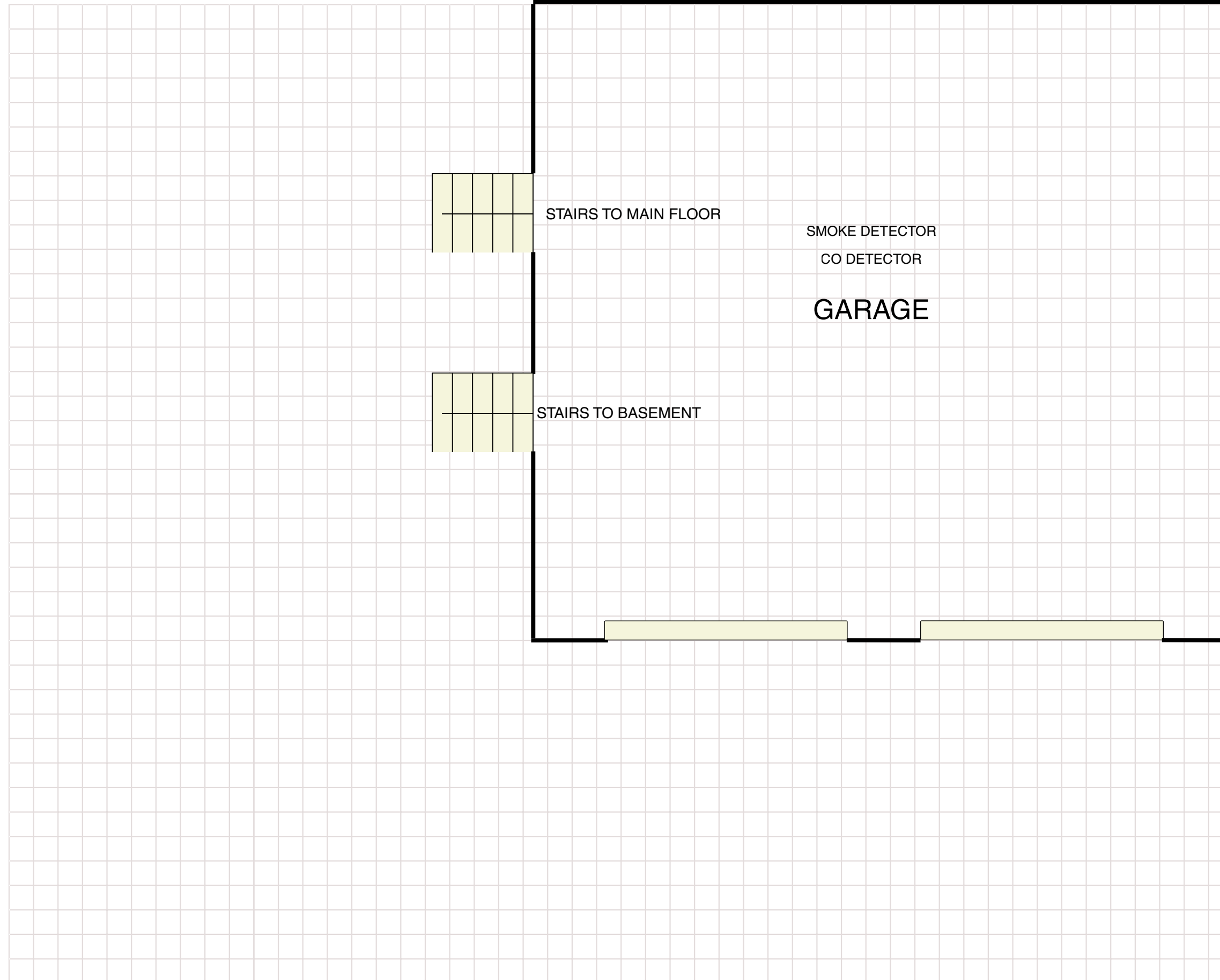
March 12, 2028
Commission Expiration Date



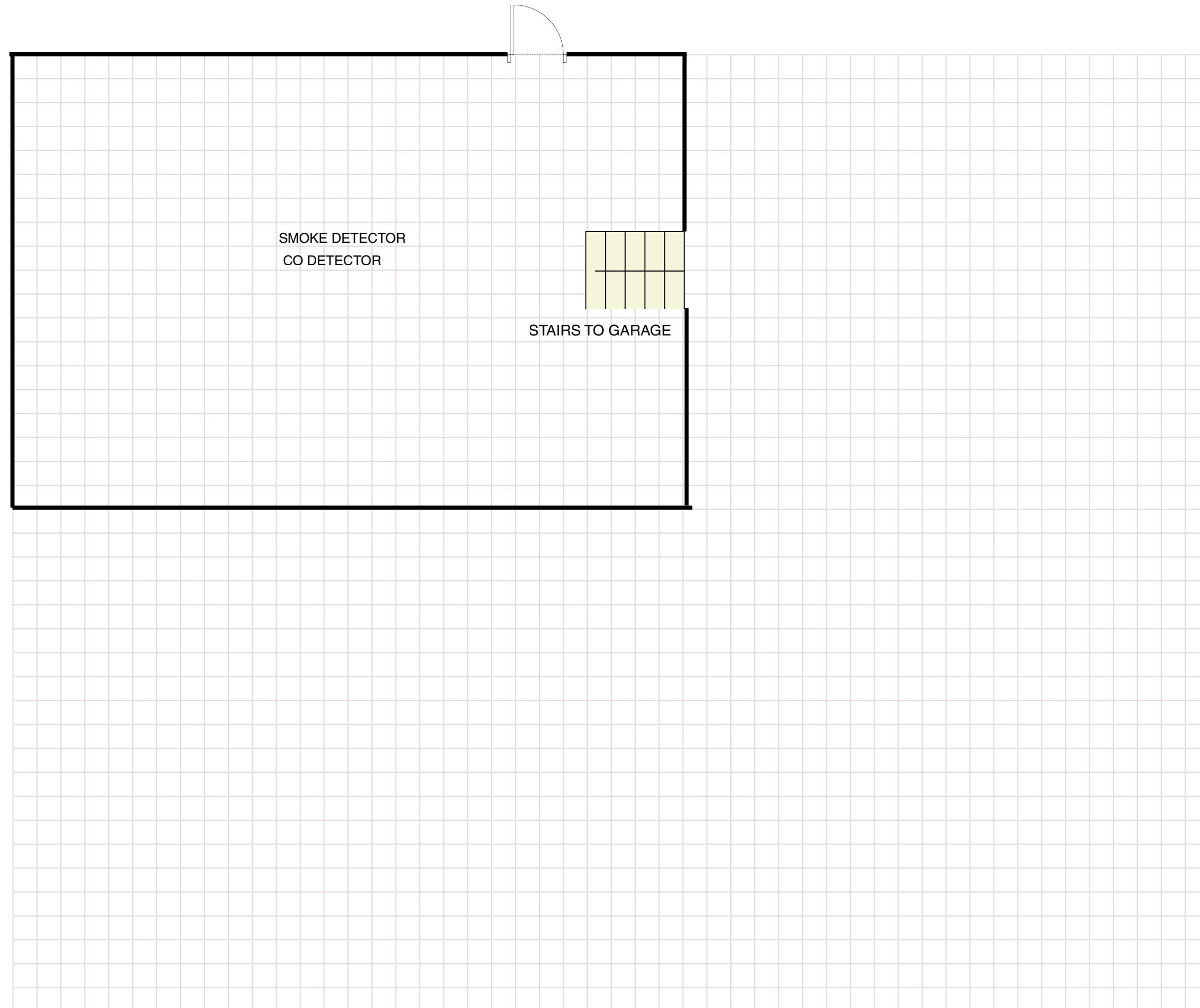
FLOOR PLAN MAIN FLOOR



FLOOR PLAN GARAGE

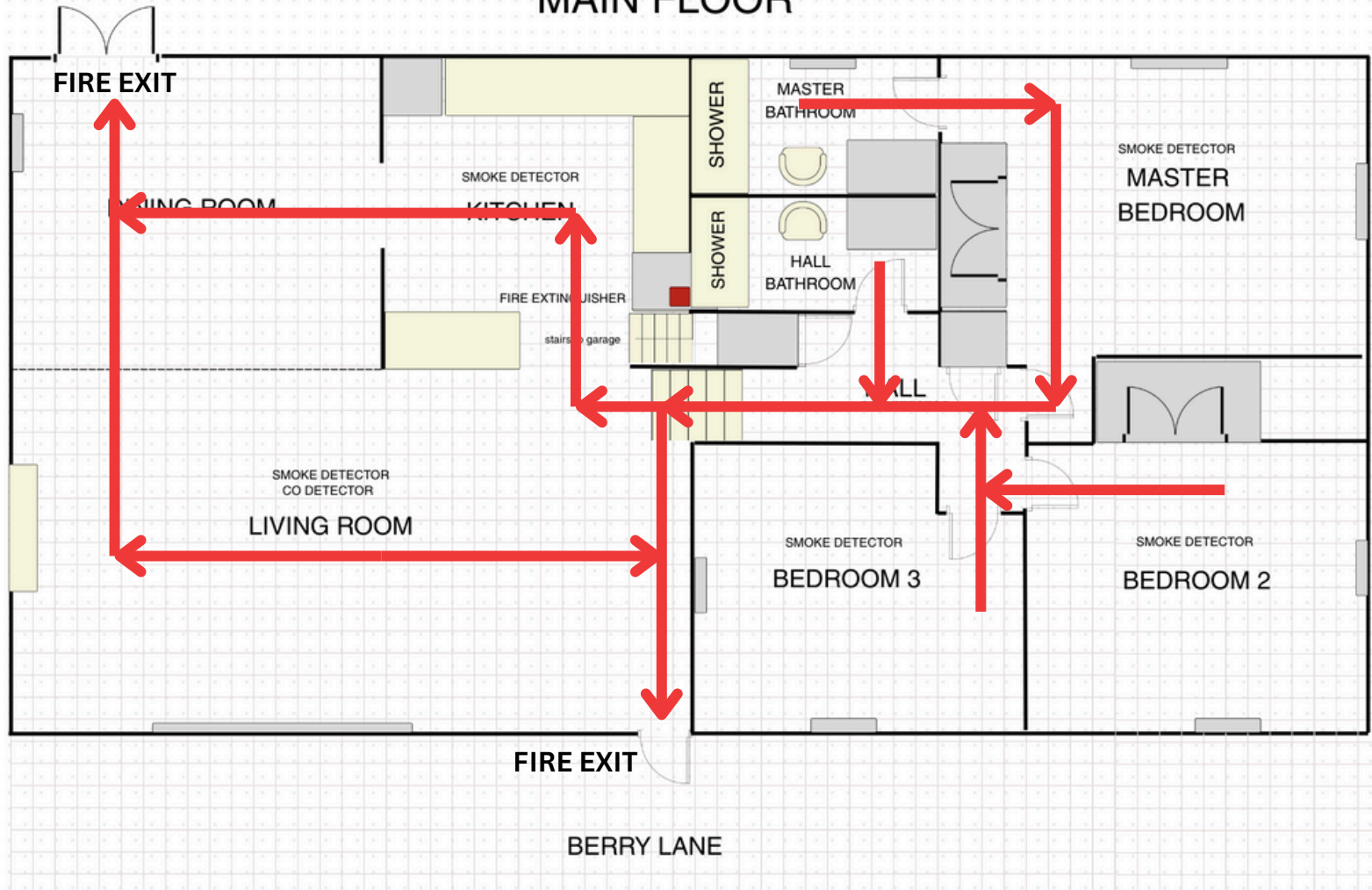


FLOOR PLAN BASEMENT

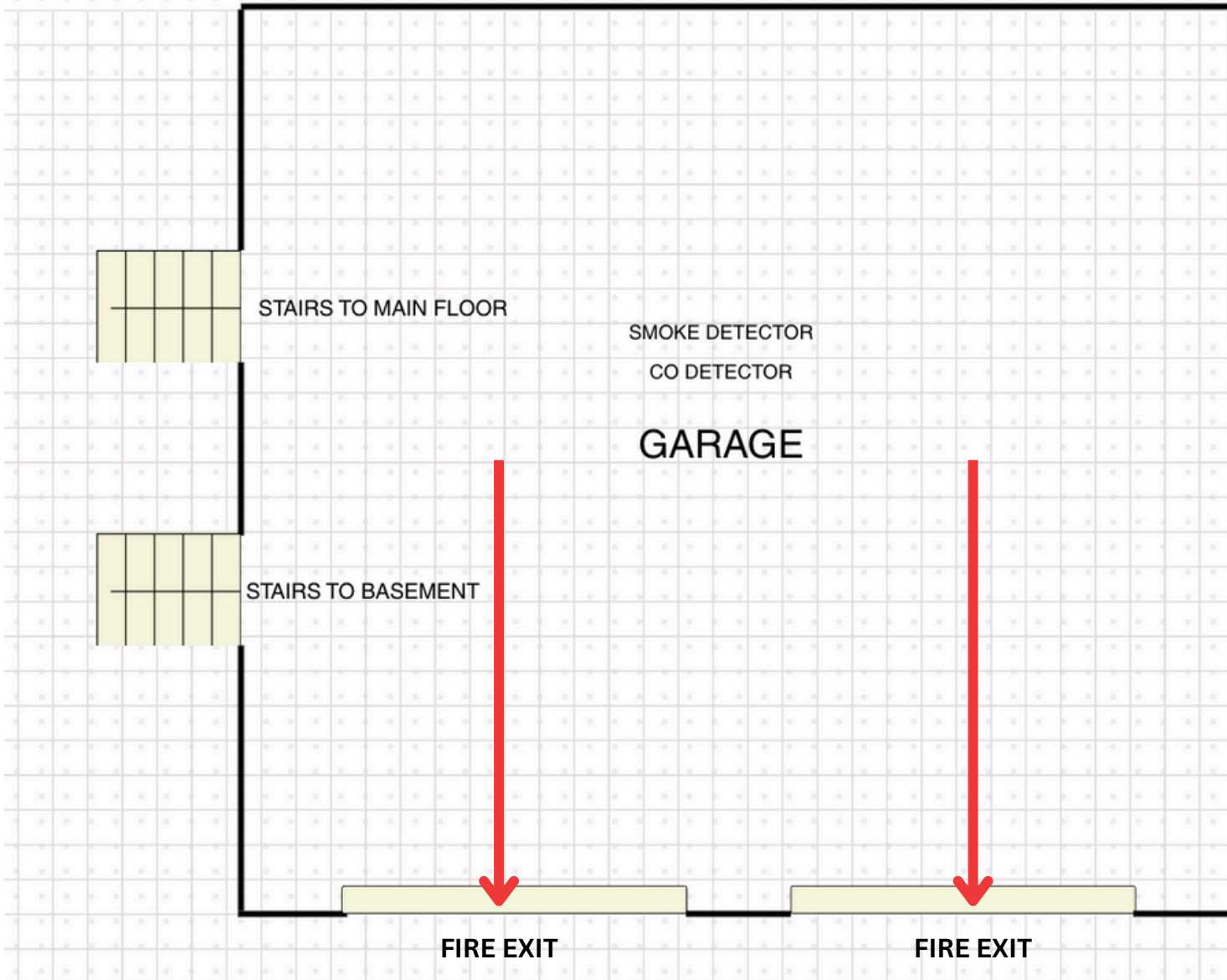


EVACUATION PLAN

FLOOR PLAN MAIN FLOOR



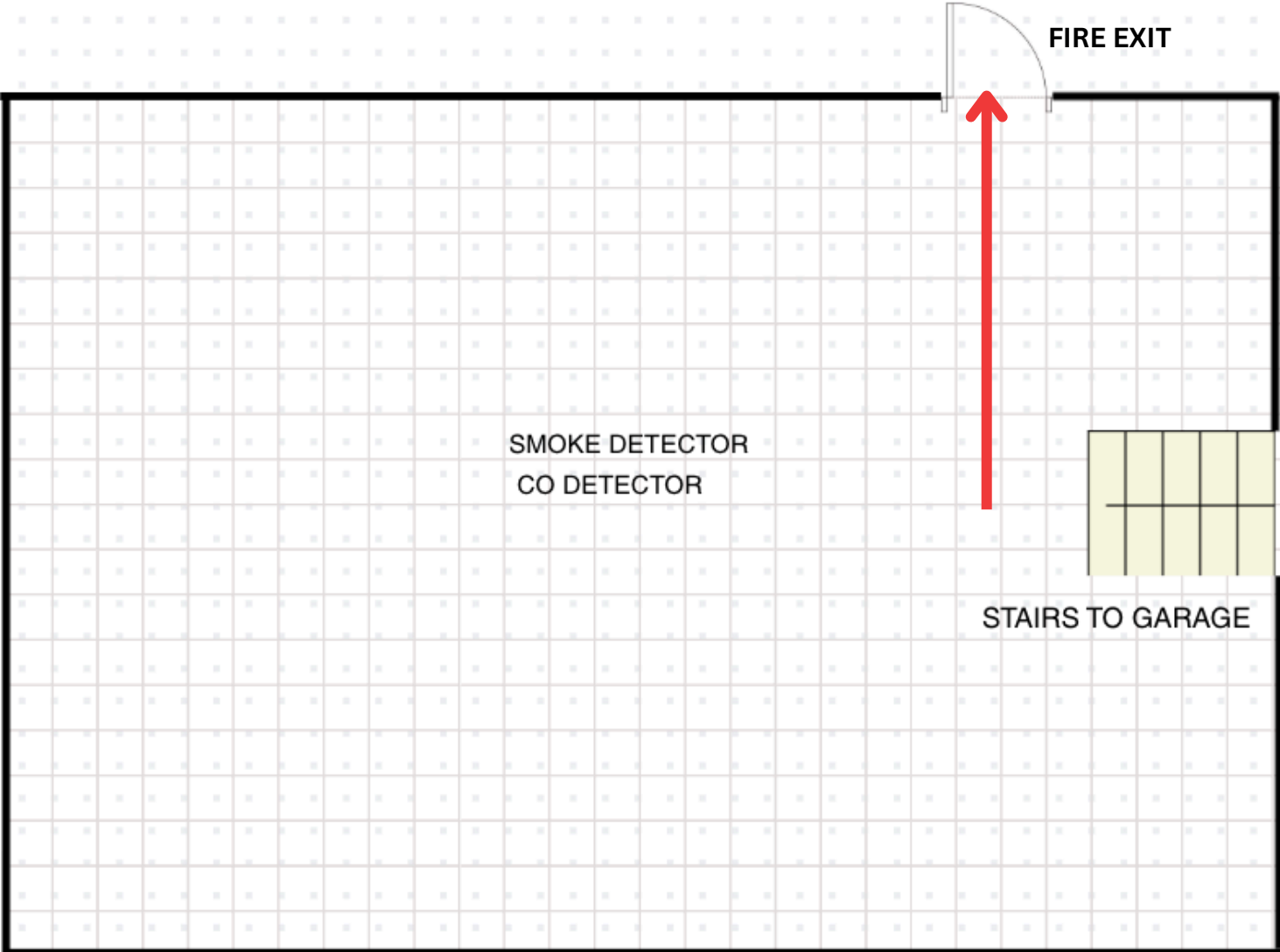
EVACUATION PLAN FLOOR PLAN GARAGE



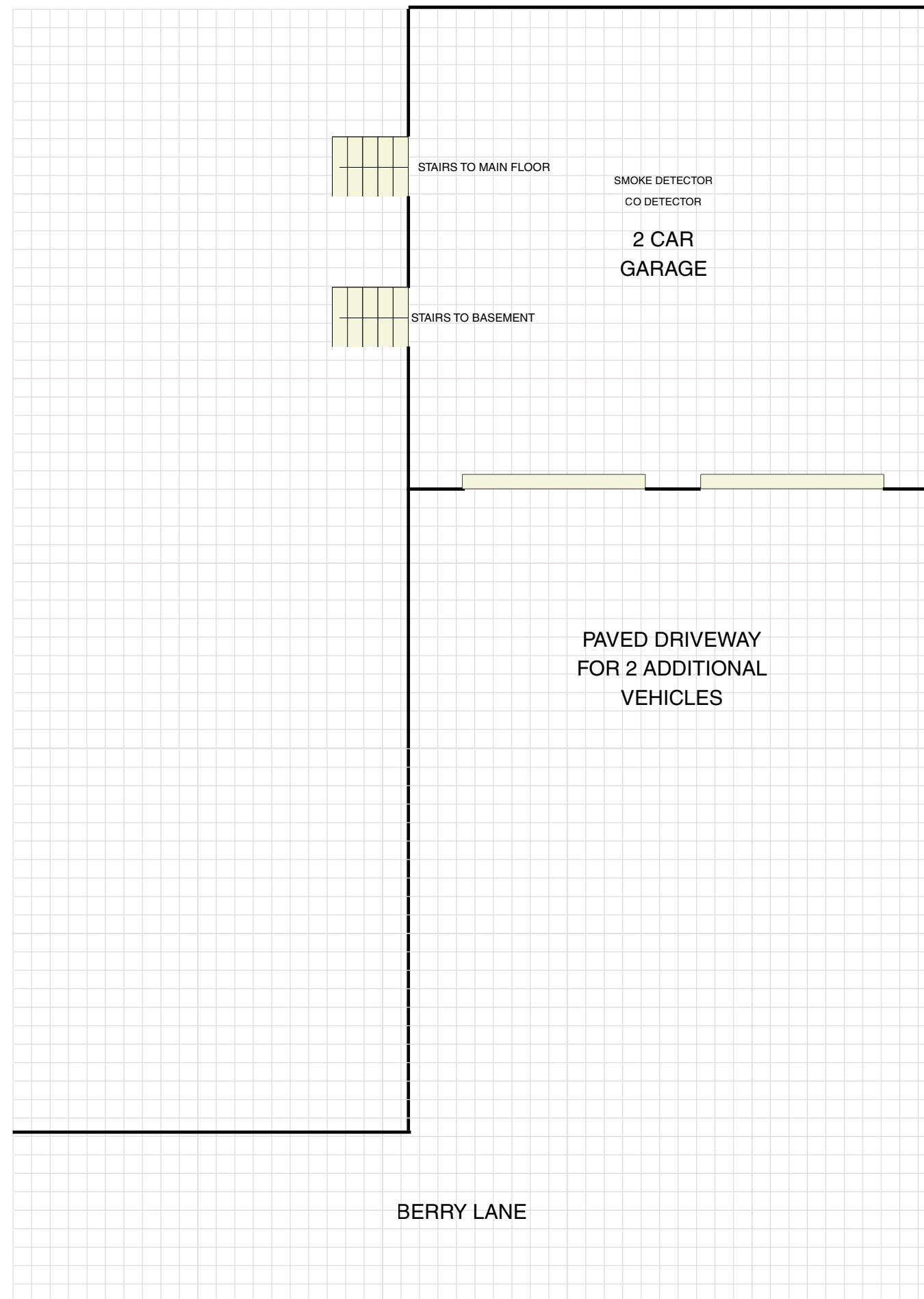
EVACUATION PLAN

FLOOR PLAN

BASEMENT



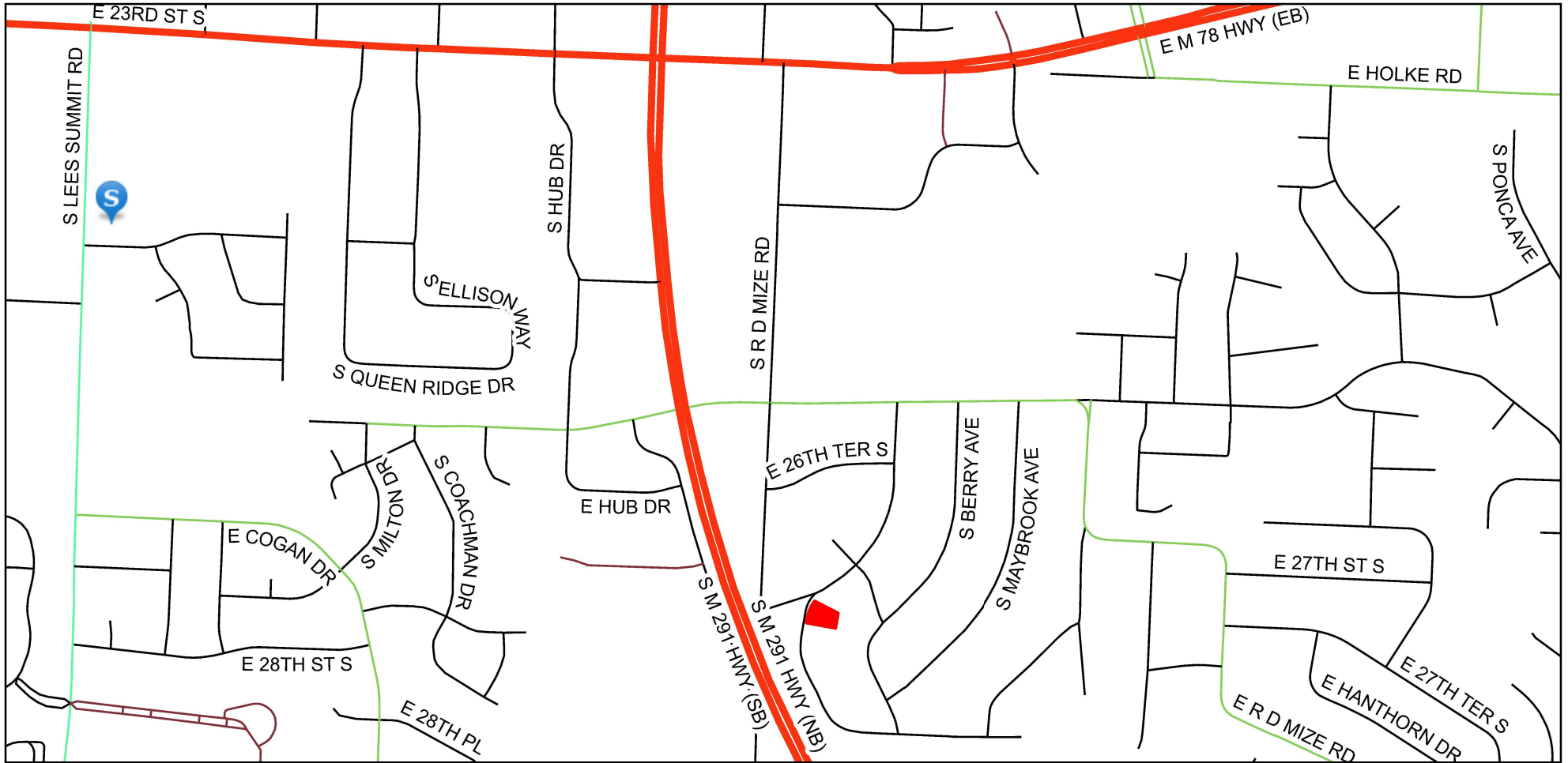
PARKING PLAN
FLOOR PLAN
GARAGE



Nearest Short Term Rental

17101 E Berry Ln


Case #26-400-19



Legend

-  Subject Site
-  Short Term Rentals

0 500 1,000 2,000 US Feet



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



MEETING DATE: March 24, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3307 S Crysler Ave

CASE NUMBER/REQUEST: **Case 26-400-20 – Short-Term Rental – 3307 S Crysler Ave** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 3307 S Crysler Ave

APPLICANT: Heidi Lopez-Huezo, Skipworth Legacy LLC

APPLICANT ADDRESS: 215 W Pershing Rd Suite 403-1098, Kansas City, Mo 64108

OWNER: Heidi Lopez-Huezo and Anthony Skipworth, Skipworth Legacy LLC

OWNER ADDRESS: 215 W Pershing Rd Suite 403-1098, Kansas City, Mo 64108

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 4, 2026
- Notification signs were posted on the property March 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 the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to eight (8) adults total.
5. The maximum number of bedrooms shall be four (4).

6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 3307 S Chrysler Ave.

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 use this property as a Short-Term Rental.

Property History:

The subject site is described as Lot 6 of the Maness Meadows subdivision recorded in 1953. Jackson County records indicate the structure was built in 1954. The property was annexed to Independence in 1956. Upon adoption of the zoning ordinance, in 1965, the property was designated as a single-family zoning classification. It has remained under that zoning classification since.

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

Physical Characteristics of Property:

The subject site is located on the east side of Chrysler Avenue, and the parcel is approximately 9,583 square feet in size. County records indicate the dwelling encloses +/-1,558 square feet of living area. The dwelling consists of ranch style architecture, and features lap siding and 4 bedrooms for guests.

Characteristics of the Area:

The surrounding neighborhoods on either side of Chrysler Avenue are characterized by single family homes. The Beverly Hills subdivision, directly abutting Maness Meadows to the north, was recorded in 1937, and the Manor Oaks subdivision located on the west side of Chrysler Avenue was recorded in 1960.

Parking:

The proposed short-term rental fronts Chrysler, a major arterial road. A circle driveway provides ample parking for 4 vehicles. The available parking for the proposed short-term rental meets the minimum standards for short-term rentals.

Unruly Guest/Security:

The applicant has indicated the use of a noise monitoring device as part of their noise management plan. The installation of a continuous noise monitoring device will need to be confirmed by city staff, prior to approval.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated a subscription to Ted’s Trash Service.
- **Property listing** - The property will be listed on AirBNB and other major booking platforms.
- **Business operations/security** – The applicant has listed a responsible agent in accordance with City Code.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a four-bedroom short-term rental unit.

This application follows the density limitations of the City Code.

EXHIBITS

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

3307 S Crysler Ave Independence MO 64055

STR License

Submitted

Application number

A00196

Application date

2026-02-04

Applicant name

Heidi Lopez-huezo

> Collapse details

Submitted

Send license

Edit

Property Address

3307 S CRYSLER AVE INDEPENDENCE MO 64055

Parcel Number

26940072000000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Heidi

Last Name

Lopez-huezo

Company Name

Skipworth Legacy LLC



Mailing Address

215 W Pershing Rd Ste 403-1098 KCMO 64108

Property Owner(s)

Property Owner #1

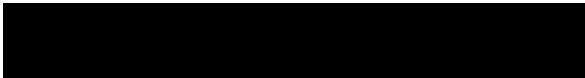
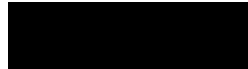
First Name	Last Name	Company Name
Heidi	Lopez-huezo	Skipworth Legacy LLC



Mailing Address
215 W Pershing Rd Ste 403-1098 KCMO 64108

Property Owner #2

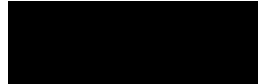
First Name	Last Name	Company Name
Anthony	Skipworth	Skipworth Legacy LLC



Mailing Address
215 W Pershing Rd Ste 403-1098 KCMO 64108

Property Manager

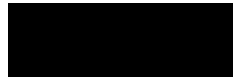
First Name	Last Name	Company Name
Heidi	Lopez-huezo	Skipworth Legacy LLC



Mailing Address
215 W Pershing Rd Ste 403-1098 KCMO 64108

Responsible Agent

First Name	Last Name	Company Name
Heidi	Lopez-huezo	Skipworth Legacy LLC



Mailing Address
215 W Pershing Rd Ste 403-1098 KCMO 64108

Verification Documents

Floor Plan

[floor_plan_2026-02-05-052751.pdf](#)

Evacuation Plan

[fire_safety_2026-02-05-052751.pdf](#)

Parking Plan

[parking_spaces_2026-02-05-052751.pdf](#)

What is the total number of bedrooms? 

4

Total number of parking spaces available on the property? 

6

What is your proposed total occupancy? 

10

Is street parking allowed? 


No

Please provide your Noise Management Plan: 

Layla Noice Monitor will be installed in house

Please provide your Trash Disposal & Collection Plan: 

Ted's Trash pick up Collection Times 6am-4pm once a week during the week. Will take out containers when it is the appropriate trash day and not left outdoors in any violations of city code,

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



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: March 4, 2026

Case Number: 26-400-20

Dear Property Owner:

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

Address of proposed Short-Term Rental: 3307 S Crysler Ave

Total Maximum occupancy: Eight (8) total guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Heidi Lopez-Huezo, Skipworth Legacy LLC

[REDACTED]

[REDACTED]

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

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons
20201 E Jackson Drive, Independence, MO 64057

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

Gabriel C Glaser

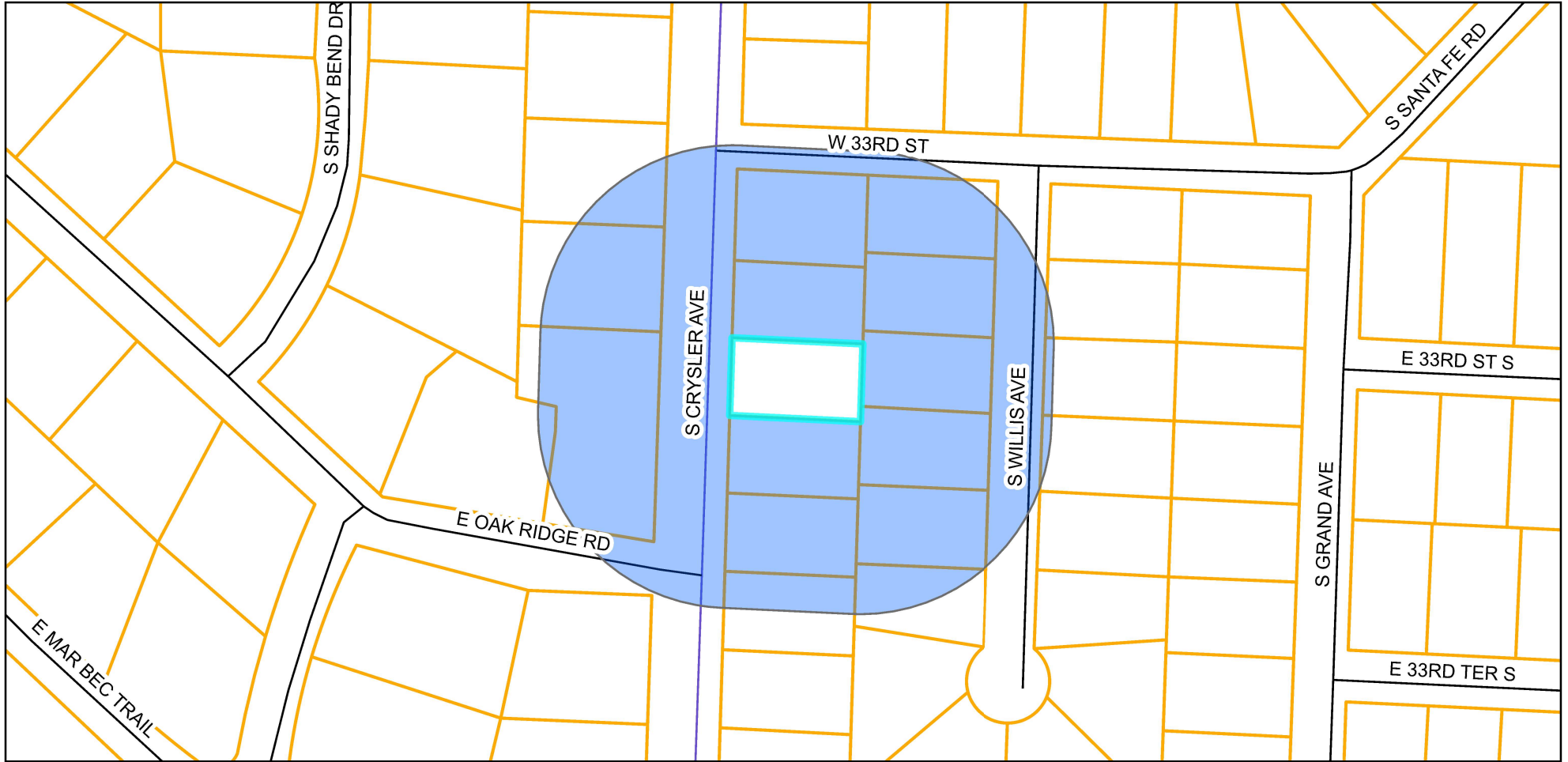
Gabriel C Glaser
Planner

Property Address	Property Owner	Owner Address	City	State	ZIP Code
12108 E OAK RIDGE RD	LINVILLE VANDERMEER HEIDI	12108 E OAK RIDGE RD	INDEPENDENCE	MO	64052
3300 S CRYSLER AVE	SMITH LYNDA K & BLANKENBILLER ROSE M	3300 S CRYSLER AVE	INDEPENDENCE	MO	64055
3300 S WILLIS AVE	WILSON JANET M	3300 S WILLIS AVE	INDEPENDENCE	MO	64055
3301 S CRYSLER AVE	HEFFELFINGER CHRISTOPHER T	3301 S CRYSLER AVE	INDEPENDENCE	MO	64055
3302 S WILLIS AVE	YOUNG SHIRLEY	3302 S WILLIS AVE	INDEPENDENCE	MO	64055
3303 S WILLIS AVE	STARR JAMES E & LAURIE A	3303 S WILLIS	INDEPENDENCE	MO	64055
3304 S CRYSLER AVE	HILL DOYLE L & SONDR A K	3304 S CRYSLER AVE	INDEPENDENCE	MO	64055
3304 S WILLIS AVE	DILLON CHRISTINE A	3304 S WILLIS	INDEPENDENCE	MO	64055
3305 S CRYSLER AVE	DREBPROPERTIES2 LLC	612 NE SILVERLEAF PL	LEES SUMMIT	MO	64064
3305 S WILLIS AVE	BRISTOW MACKENZIE	3305 S WILLIS AVE	INDEPENDENCE	MO	64055
3306 S WILLIS AVE	ARMER ROGER & LAURINDA	36003 E PINK HILL RD	OAK GROVE	MO	64075
3307 S WILLIS AVE	LEWIS SARIAH	3307 S WILLIS AVE	INDEPENDENCE	MO	64055
3308 S WILLIS AVE	MALAM CHAD C	3308 S WILLIS AVE	INDEPENDENCE	MO	64055
3309 S CRYSLER AVE	STONE TIMOTHY C & ELIZABETH A	3309 S CRYSLER AVE	INDEPENDENCE	MO	64055
3310 S CRYSLER AVE	BARTON JESSE C	3310 S CRYSLER AVE	INDEPENDENCE	MO	64055
3310 S WILLIS AVE	BEBEL KRISTINE	3310 S WILLIS AVE	INDEPENDENCE	MO	64055
3311 S CRYSLER AVE	WYATT JOSEPH J & ELLEN ANN	3217 SUNRISE SLOPE	INDEPENDENCE	MO	64052
3315 S CRYSLER AVE	GONZALES RHEMA & MICAH	3315 S CRYSLER ST	INDEPENDENCE	MO	64055



Notification Area Map

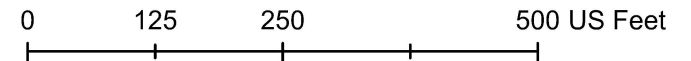
3307 S Crysler Ave

Case #26-400-20



Legend

-  Notification Area
-  Parcels



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



Property Owner Notification Affidavit

STATE OF MISSOURI

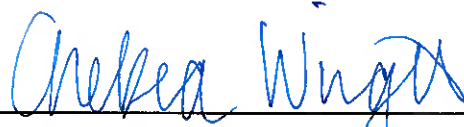
COUNTY OF JACKSON

Case No. 26-400-20

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

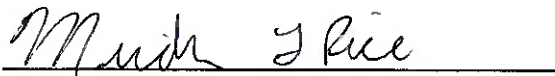
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 4 day of March, 2026.



Signature of Agent, Owner or Attorney

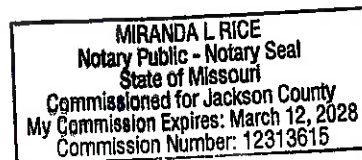
Subscribed and sworn to before me this 4 day of March, 2026.

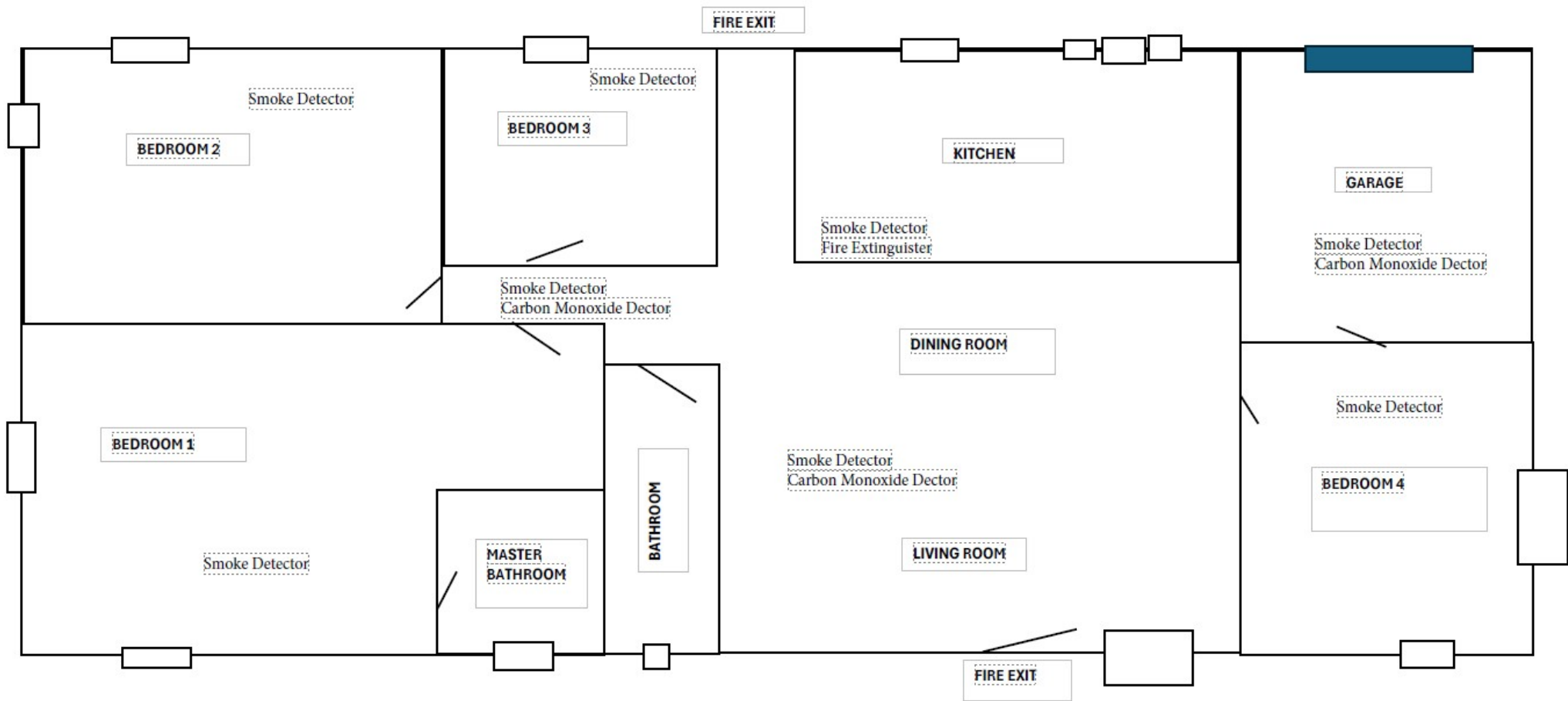


Notary Public

March 12, 2028

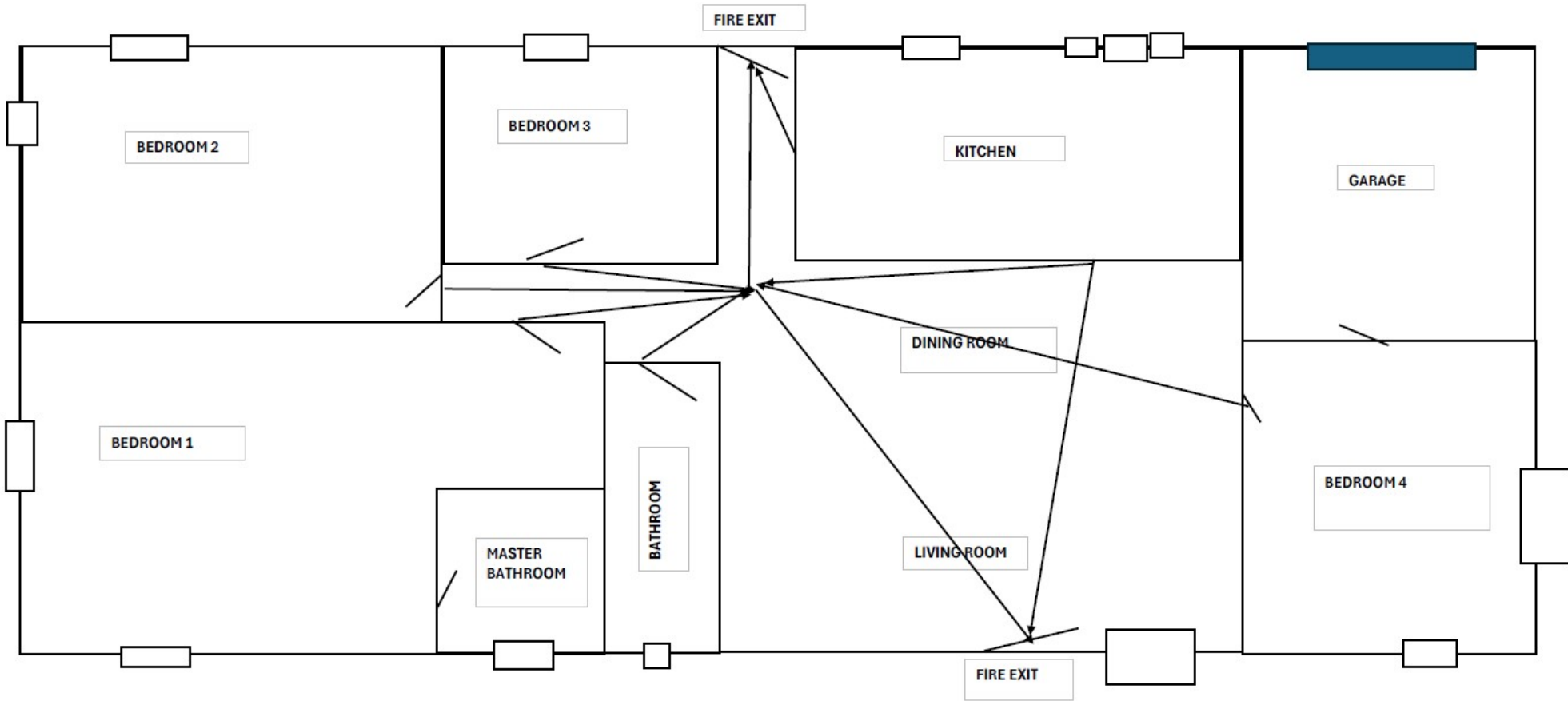
Commission Expiration Date



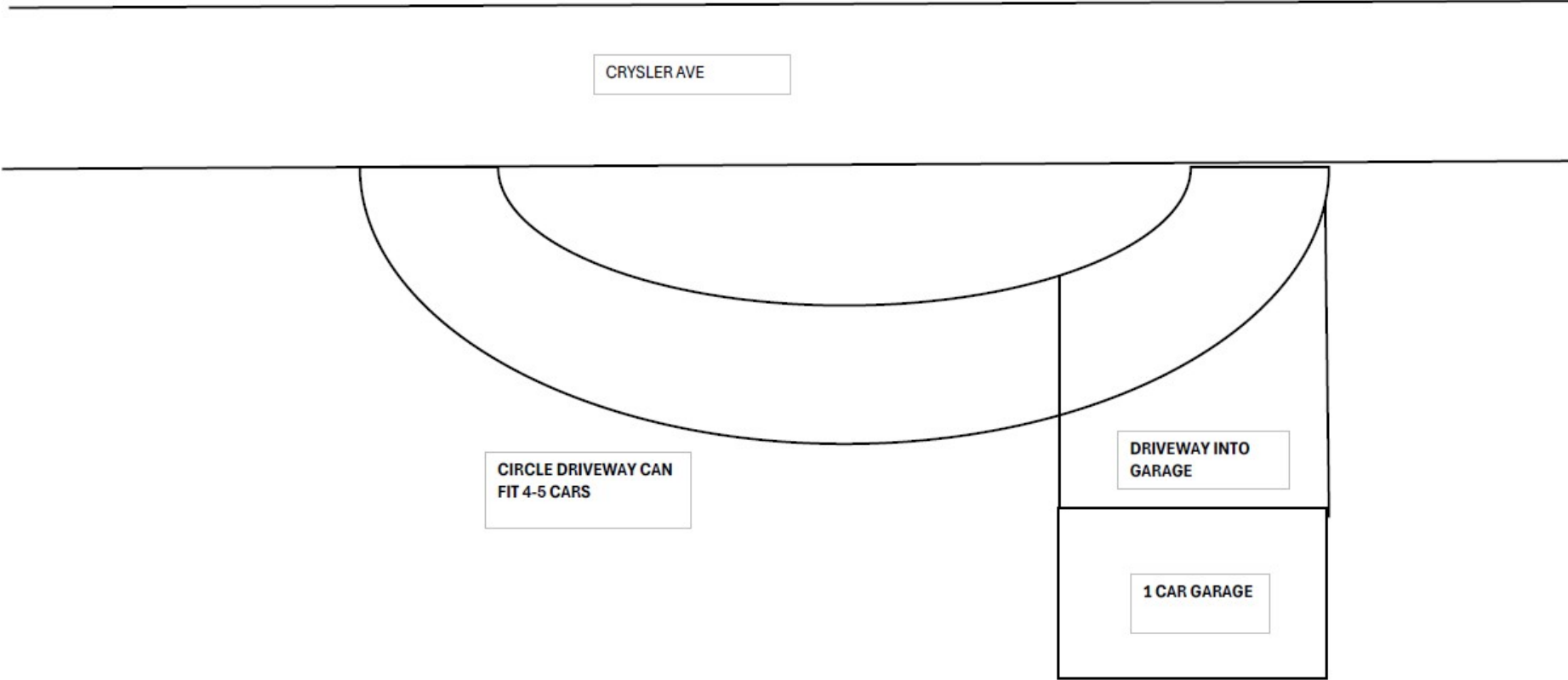


W 35th St

Crysler Ave



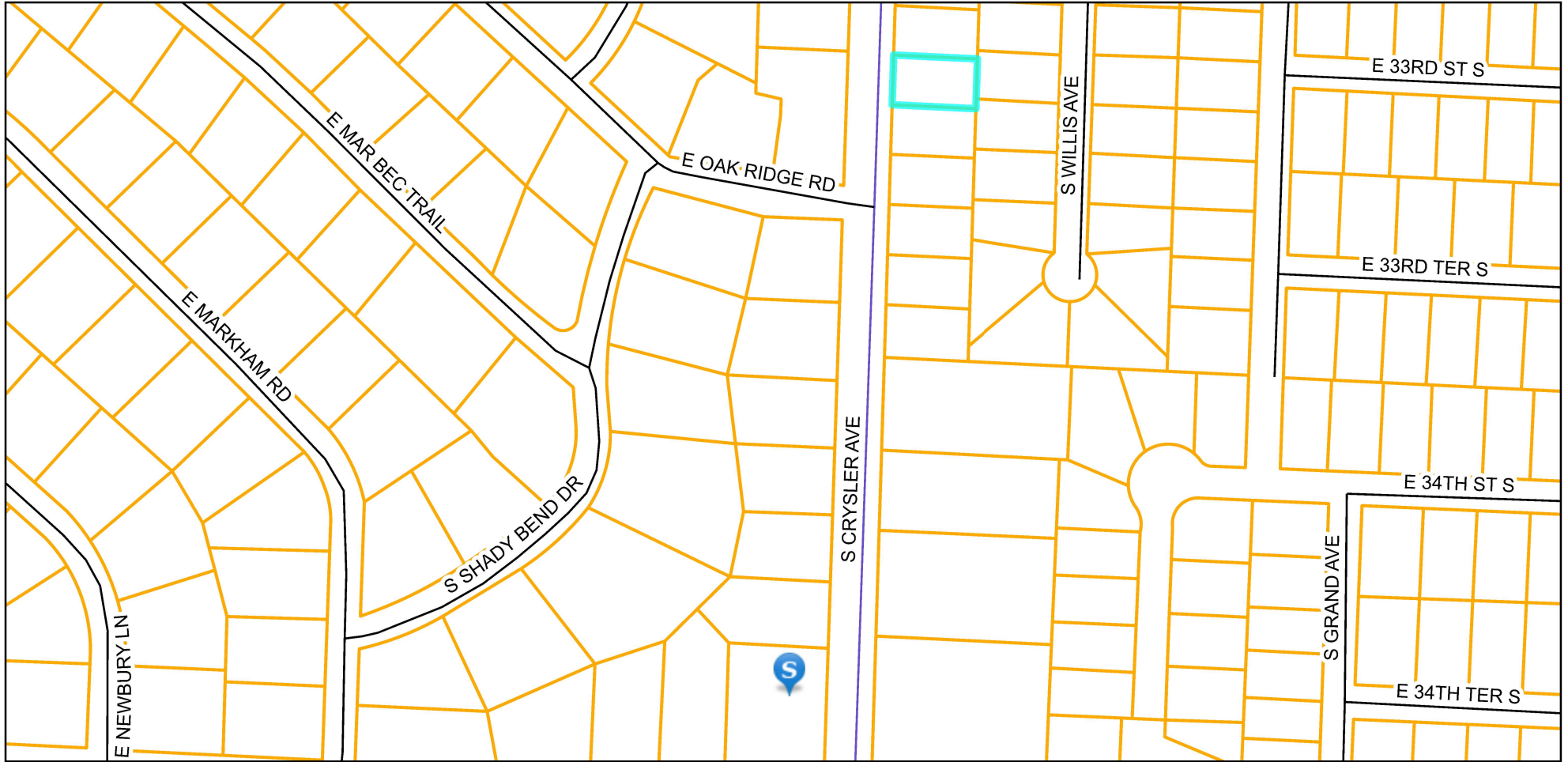
W 35TH
ST





Nearest Short Term Rental

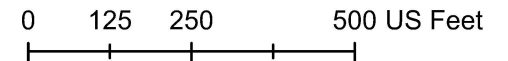
3307 S Crysler Ave

Case #26-400-20



Legend

-  Short Term Rentals
-  Parcels



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

