



Planning Commission

April 14, 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 24, 2026

OTHER BUSINESS

1. **Case 26-400-18 – Short-Term Rental – 317 N. Cogan Ln.** – A request to operate a Short-Term Rental at the property.
2. **Case 26-400-22 – Short-Term Rental – 14104 E. 39th Street S.** – A request to operate a Short-Term Rental at the property.
3. **Case 26-400-23 – Short-Term Rental – 1312 S. Emery Ave.** – A request to operate a Short-Term Rental at the property.
4. **Case 26-400-25 – Short-Term Rental – 3829 S. Crane Street** – A request to operate a Short-Term Rental at the property.
5. **Case 26-400-26 – Short-Term Rental – 3021 Porter Road** – A request to operate a Short-Term Rental at the property.

6. **Case 26-400-27 – Short-Term Rental – 12717 E. 48th Street S.** – A request to operate a Short-Term Rental at the property.
7. **Case 26-400-33 – Short-Term Rental – 1526 E. Hayward Ave** – A request to operate a Short-Term Rental at the property.
8. **Case 26-400-35 – Short-Term Rental – 15212 E. 33rd Street S.** – A request to operate a Short-Term Rental at the property.
9. **Case 26-400-37 – Short-Term Rental – 3416 S. Oxford Ave** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING MAY 12, 2026

ADJOURNMENT



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

Planning Commission Minutes

March 24, 2026 6:00 PM

20201 E Jackson Drive – Room 149 – Santa Fe

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 3/24/2026, in the 20201 E Jackson Drive Room 149 - Santa Fe Conference Room, Independence, MO 64057. 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.

Motion

Commissioner Edward Nesbitt made a motion to approve the Consent Agenda. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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).

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

Applicant not present.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt expressed concern regarding the limited timeframe available to complete the work prior to the property proceeding to demolition. Rick Arroyo noted that established processes and procedures must be followed before any demolition can occur. Mr. Harker confirmed that the applicant has been properly notified of these requirements.

Motion

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

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.

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

Shawn Foster, 3909 S. Phelps Rd, stated that the property had a history of high crime prior to his purchase and subsequent renovation. Mr. Foster expressed his intent to operate a high-quality Short-Term Rental at this location. He also noted that he owns and manages another Short-Term Rental property that has operated successfully without complaints or issues.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt inquired about the potential for future expansion of parking to better accommodate guests. The applicant stated that, due to the involvement of additional partners in the property, he could not confirm whether the driveway would be expanded. Chairwoman Wiley requested that staff clarify the applicable parking regulations. Mr. Glaser explained that the dimensions of Mr. Foster’s property are sufficient to accommodate two vehicles on-site, with an additional vehicle permitted on the street. Chairwoman Wiley confirmed with Mr. Glaser that the current parking arrangement complies with applicable regulations.

Motion

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

2. **Case 26-400-16 – Short-Term Rental – 2880 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

Daniel Robison, 1631 Berry Ct, stated that he and his father have renovated the property in preparation for use as a short-term rental and look forward to offering it for occupancy. He noted that while this will be his first short-term rental, he has experience managing multiple long-term rental properties in neighboring cities.

Public Comments

No public comments.

Motion

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

3. **Case 26-400-19 – Short-Term Rental – 17101 E Berry Ln** – 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

Isabella Bare, 19315 Holke Rd, identified herself as the responsible agent for the short-term rental alongside the applicant, Joseph O’Loughlin, 3601 S. Marshall Dr. Mr. O’Loughlin stated that their goal is to create a welcoming environment for guests to enjoy the city, noting their commitment to maintaining and supporting the surrounding neighborhood. Ms. Bare and Mr. O’Loughlin indicated that they reside within minutes of the property and are able to respond to guest needs in a timely manner. They also noted that substantial renovations have been completed to bring the property to a high standard and that they operate other successful short-term rentals in neighboring cities.

Commissioner Ashbaugh inquired about the front stairs, referencing a 2024 image. Ms. Bare and Mr. O’Loughlin confirmed that stairs are currently in place but did not specify when they were installed.

Public Comments

Jon Skoch, 2809 S. Baker Rd., expressed opposition to the use of the property as a short-term rental, stating that the neighborhood has historically been quiet and free of issues during his two years of ownership, until short-term rental activity began within the past month. Mr. Glaser addressed comments regarding the property being rented prior to Planning Commission approval, noting that such activity constitutes a code violation.

Mr. Skoch described two specific incidents. On March 6, 2026, he reported a large party at the property involving approximately 25–30 vehicles impacting surrounding homes. A second incident on March 14, 2026, involved guests with two dogs that exited the property and approached a pedestrian riding a bicycle. Mr. Skoch expressed concern for the safety of his family and neighbors and noted that existing long-term rental properties in the area have not created similar issues.

Jackie Davis, 2700 Baker Rd., stated that she regularly walks her dogs in the neighborhood and has observed multiple occupants and varying vehicles at the property. She also expressed concern regarding the applicants’ awareness of construction and renovation activities at the site. Ms. Davis indicated that she moved to the neighborhood seeking stability after leaving a community that had transitioned to short-term rentals, and she does not want a similar change in her current neighborhood. While she expressed acceptance of long-term rentals, she stated opposition to short-term rentals in the area.

Ms. Bare and Mr. O’Loughlin responded to the concerns raised. Mr. O’Loughlin stated that the property has the potential to contribute positively to the neighborhood. Ms. Bare acknowledged concerns regarding the rental of the property prior to approval and stated that additional measures have since been implemented, including security cameras, noise monitoring devices, and motion sensors. She also addressed the reported party, stating that the guests were reported to Airbnb and subsequently removed from the platform for violating property rules. Ms. Bare reiterated their intent to operate the property in a manner that maintains a quiet and respectful

environment for the neighborhood.

Commissioner Comments

Chairwoman Wiley inquired about the applicants' outreach to neighboring residents. Mr. O'Loughlin stated that he provided surrounding neighbors with his contact information, along with an apology letter, to address any potential concerns. Ms. Bare added that a strict parking policy will be implemented.

Commissioner Nesbitt asked how long the property had been operating as a short-term rental. Mr. O'Loughlin stated that rentals began in the last week of February 2026 as an initial trial period. He further indicated his understanding that short-term rental restrictions would be lifted in approximately two months. When asked whether they were aware that a permit was required prior to renting, Ms. Bare stated that she had not been informed of this requirement by staff.

Mr. O'Loughlin issued an apology to staff, the Commissioners, and Chairwoman Wiley for not following the required permit application process.

Chairwoman Wiley asked staff to explain the standard process for short-term rental applications. Mr. Glaser stated that applicants are required to obtain a business license, which includes Planning Commission approval.

Mr. Glaser also addressed the issue of the property being rented prior to approval. He explained that, during the application review process, staff examines police reports associated with the property. An application was submitted on February 4 through a third-party portal used by operators. At that time, staff reviewed available records and found no indication of rental activity or related police reports. Staff was therefore unaware that the property was being rented at the time of application and had not received any reports indicating occupancy by renters.

Commissioner Ashbaugh asked Mr. Skoch whether he had contacted the police regarding the incidents on March 6 and March 14. Mr. Skoch stated that he had not, as he was uncertain whether it was appropriate, and instead chose to observe whether the applicants would address the issues. He added that he would contact the police if similar incidents occur in the future. Ms. Bare stated that, following the departure of the guests, she inspected the property and found that the noise monitoring device had been tampered with; she indicated that the equipment has since been updated.

Commissioner Ashbaugh asked staff whether repeated incidents, such as parties, could result in revocation if the short-term rental were approved. Rick Arroyo responded that staff could initiate revocation proceedings if two or more complaints are received within a three-month period, or if violations occur that endanger public safety, health, or welfare. In such cases, the matter would be brought before the Planning Commission for consideration of revocation.

Commissioner Ashbaugh also asked whether the applicants could reapply if the request were denied. Mr. Arroyo confirmed that reapplication would be permitted.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion was rejected Yes 3, No 4, Abstained 0.

4. **Case 26-400-20 – Short-Term Rental – 3307 S. Chrysler 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

Heidi Lopez-Huezo, 1600 NW 38th St, Kansas City, stated that this is the first property she and her fiancé have undertaken. Ms. Lopez-Huezo indicated that she is readily available by phone at all times and is committed to complying with all applicable city codes and operating ordinances. She added that she has long been interested in operating a short-term rental alongside long-term rental properties.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING APRIL 14, 2026

ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 317 N Cogan Ln

CASE NUMBER/REQUEST: **Case 26-400-18 – Short-Term Rental – 317 N Cogan Ln** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 317 N Cogan Ln

APPLICANT/OWNER: Dana Vandiver

APPLICANT ADDRESS: 10241 NW 57th Terr, Kansas City, Mo 64152

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: C-1 (Neighborhood Commercial) / Vacant Land

W: R-6 (Single-Family Residential) and R-18/PUD (Moderate Density Residential/Planned Unit Development) / Single-Family Residential

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 27, 2026
- Notification signs were posted on the property March 27, 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 317 N Cogan 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 located within the Allin Farms subdivision recorded in 1938. The property was annexed into Independence in 1960. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. It has remained under that zoning classification since. Jackson County records indicate the structure was built in 1968.

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

Physical Characteristics of Property:

The property is approximately 10,500 square feet in size. County records indicate the dwelling encloses +/-800 square feet of living area. The dwelling consists of ranch style architecture, and features lap siding.

Characteristics of the Area:

The subject site is situated between 291 Highway to the east and 24 Highway on the west. Cogan Lane is characterized by single-family homes of various sizes, age, and characteristics. The neighborhood has been developing since the 1940s.

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

317 N Cogan Ln Independence MO 64050

STR License

Submitted

Application number

A00194

Application date

2026-01-28

Applicant name

DANA VANDIVER

> Collapse details

Submitted

Send license

Edit

Property Address

317 N COGAN LN INDEPENDENCE MO 64050

Parcel Number

16920040600000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

DANA

Last Name

VANDIVER

Company Name

xxx-xx-xxxx

Phone Number

[REDACTED]

Email

[REDACTED]

Mailing Address

[REDACTED]

Property Owner(s)

Property Owner #1

First Name

DANA

Last Name

VANDIVER

Company Name

xxx-xx-xxxx

Phone Number

[REDACTED]

Email

[REDACTED]

Mailing Address

[REDACTED]

Property Manager

First Name	Last Name	Company Name	Phone Number	Email
DANA	VANDIVER	xxx-xx-xxxx	[REDACTED]	[REDACTED]

Mailing Address
[REDACTED]

Responsible Agent

First Name	Last Name	Company Name	Phone Number	Email
DANA	VANDIVER	xxx-xx-xxxx	[REDACTED]	[REDACTED]


Mailing Address
[REDACTED]

Verification Documents

Floor Plan floor_plan_2026-01-28-072913.pdf	Evacuation Plan fire_safety_2026-01-28-072902.pdf
--	--

Parking Plan
[parking_spaces_2026-01-28-072912.pdf](#)

Supplemental Questions

Collapse all 

What is the total number of bedrooms? 

3

Total number of parking spaces available on the property? 

5

What is your proposed total occupancy? 

6

Is street parking allowed? 

Yes

Please provide your Noise Management Plan: ^

A NOISE MGMT PLAN WILL BE POSTED AT STR LOCATION QUIET HOURS ARE 10PM-8PM. NO PARTIES, NO OUTDOOR MUSIC. WINDOWS AND DOORS TO BE CLOSED AFTER 9PM IF LISTENING TO MUSIC OR WATCHING TV. ANY COMPLAINTS WILL RESULT IN IMMEDIATE TERMINATION OF STAY.

Please provide your Trash Disposal & Collection Plan: ^

TEDS TRASH, EVERY THURSDAY. TRASH CAN PROVIDED.

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

VRBO & 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 24, 2026

Case Number: 26-400-18

Dear Property Owner:

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

Address of proposed Short-Term Rental: 317 N Cogan Ln

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Dana Vandiver

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

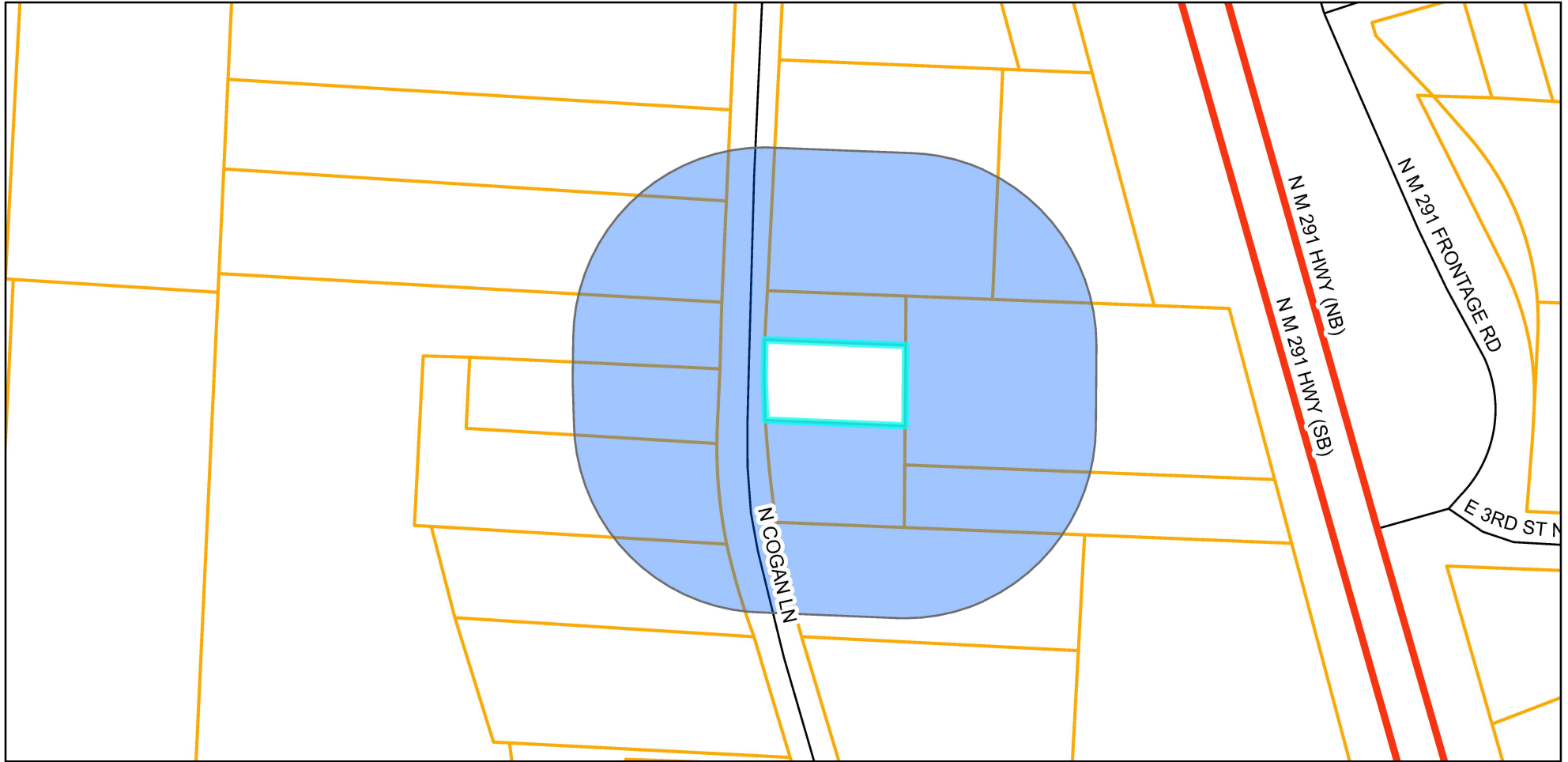
INDEPENDENCEMO.ORG

Location	owner	owneraddress	ownercity	ownerstate	ownerzipcode
312 N M 291 HWY	ALI SARA	7826 N REVERE DR	KANSAS CITY	MO	64151
404 N COGAN LN	HIRST MICHAEL W TRUSTEE	404 N COGAN LN	INDEPENDENCE	MO	64050
312 N COGAN LN	RAINS KATHLEEN E	312 N COGAN LN	INDEPENDENCE	MO	64050
319 N COGAN LN	MURPHY JORDAN	319 N COGAN LN	INDEPENDENCE	MO	64050
311 N COGAN LN	HULMES GEORGE H III-TR	311 N COGAN LN	INDEPENDENCE	MO	64050
310 N COGAN LN	SAENZ TRACY L	310 N COGAN LN	INDEPENDENCE	MO	64050
400 N COGAN LN	BRACKENBURY ROBERT M & MARY L	400 N COGAN LN	INDEPENDENCE	MO	64050-2006
320 N M 291 HWY	BAGHER ALI	10227 E US HIGHWAY 40 STE A	INDEPENDENCE	MO	64055
310 1/2 N COGAN LN	HILL-LAWSON SHELLY	310 1/2 N COGAN LN	INDEPENDENCE	MO	64050
405 N COGAN LN	BERNS WILFRED & TERRY	405 N COGAN LN	INDEPENDENCE	MO	64050
314 N COGAN LN	HOLLIS KATHLEEN ELIZABETH & FREDRICK J JR	312 N COGAN LN	INDEPENDENCE	MO	64050
316 N M 291 HWY	BIVENS RONALD J & JOLENE L	313 N COGAN LN	INDEPENDENCE	MO	64050



Notification Area Map

317 N Cogan Ln

Case #26-400-18



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

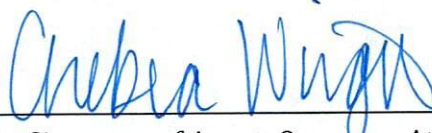
COUNTY OF JACKSON

Case No. 26-400-18

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 27 day of March, 2026.



Signature of Agent, Owner or Attorney

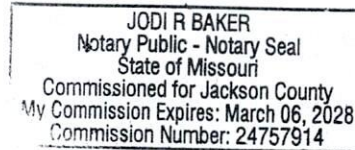
Subscribed and sworn to before me this 27 day of March, 2026.

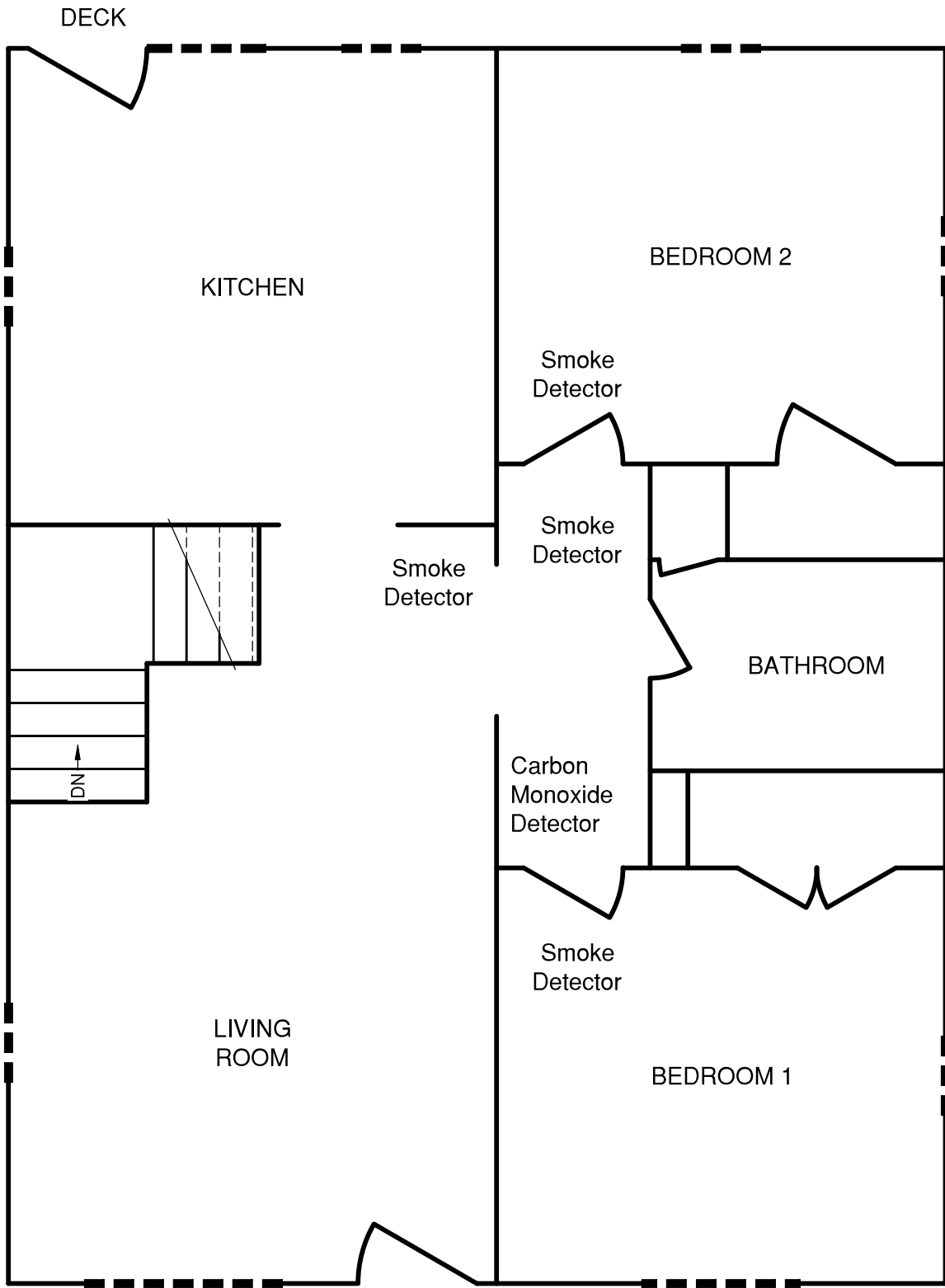


Notary Public

March 6, 2028

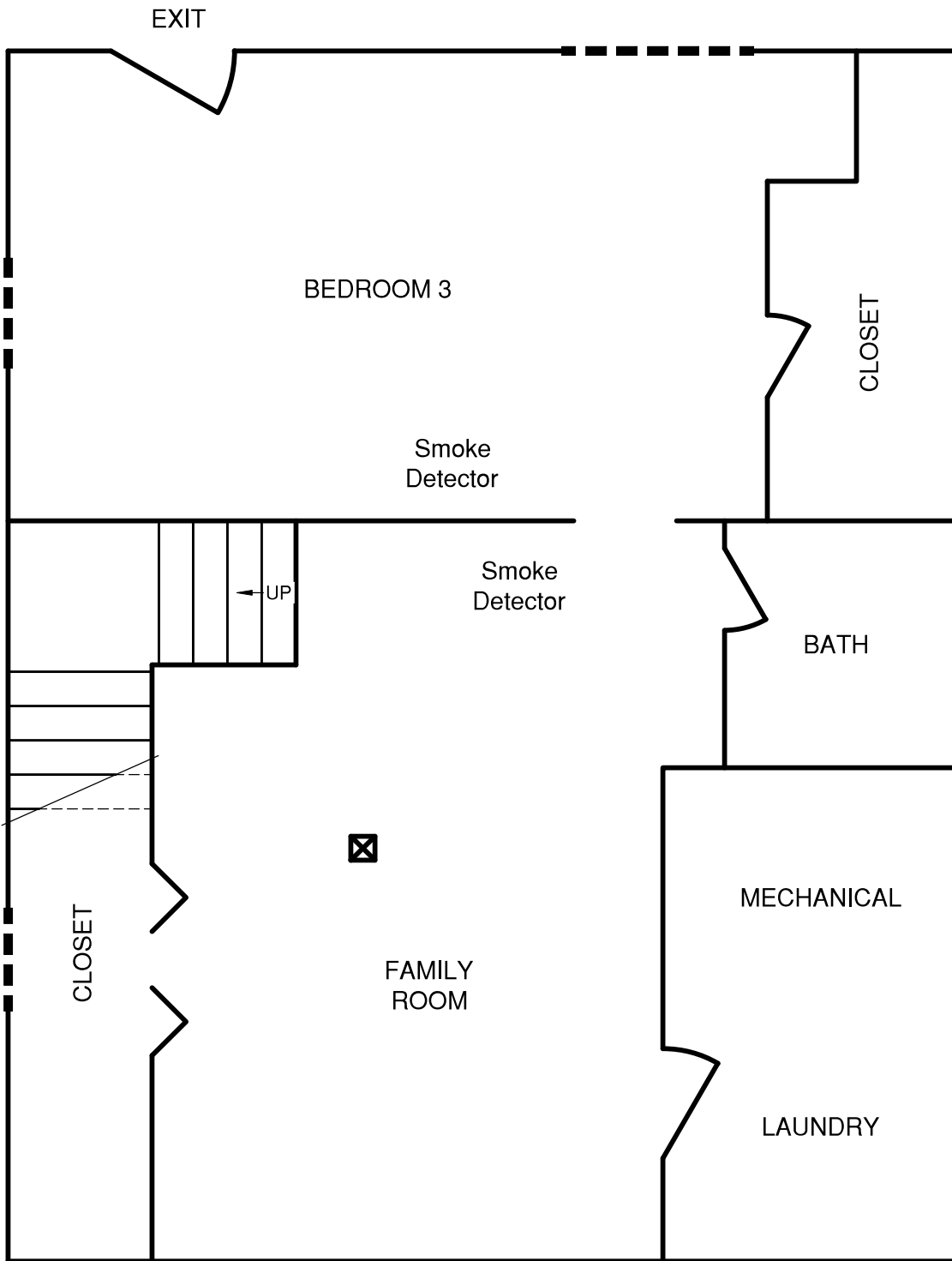
Commission Expiration Date





MAIN FLOOR

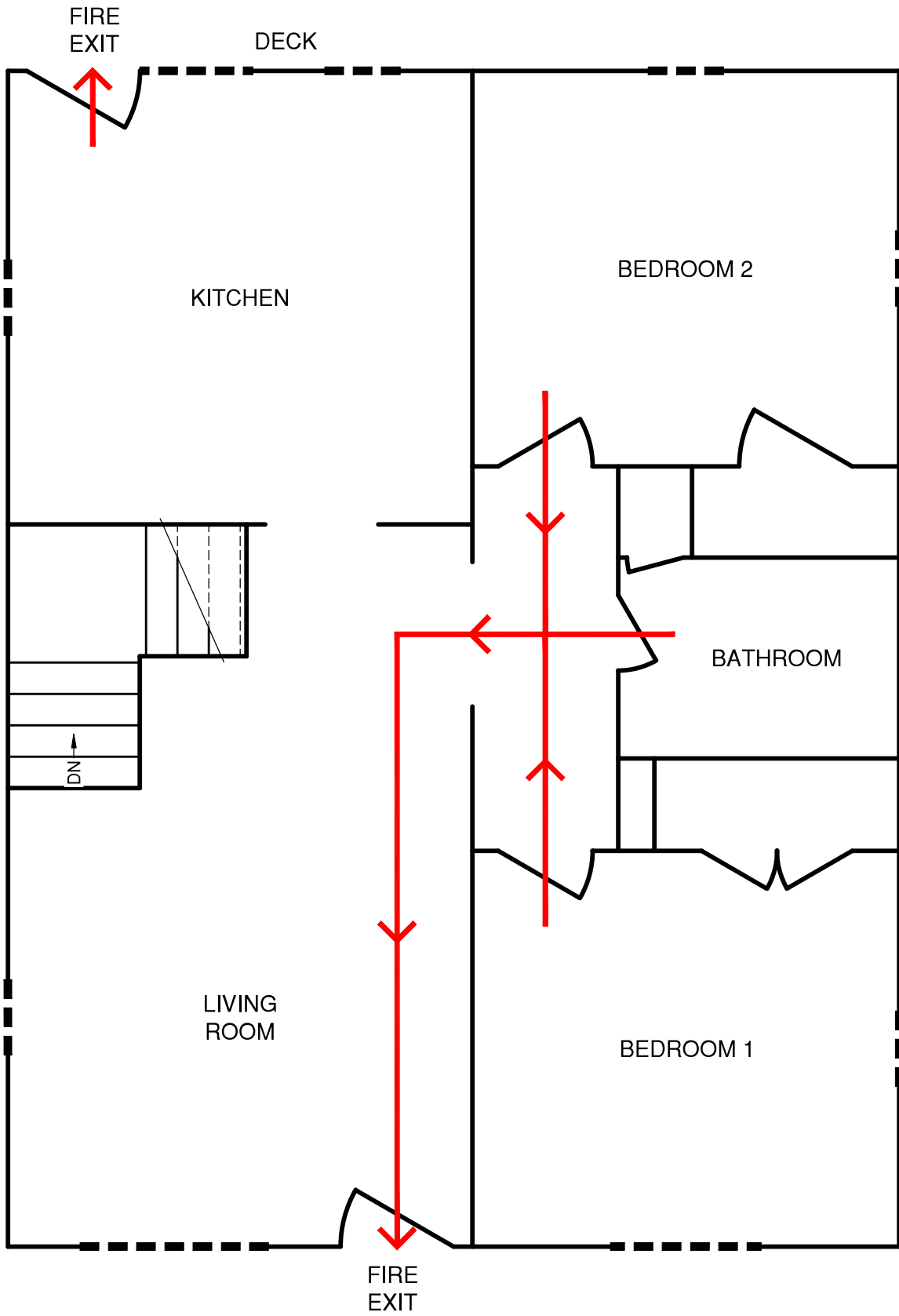
N COGAN LANE



LOWER LEVEL

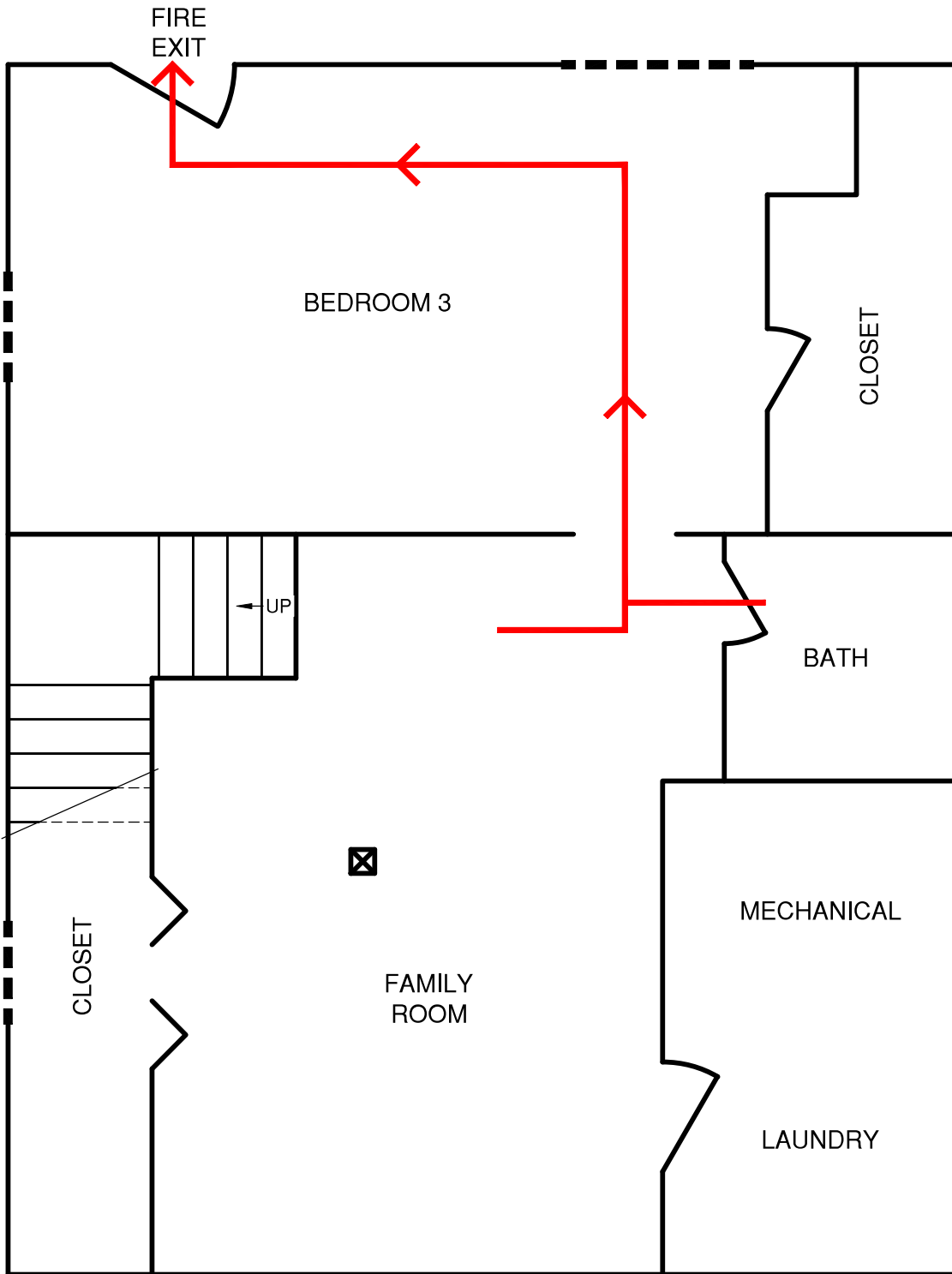
N COGAN LANE

EVACUATION PLAN



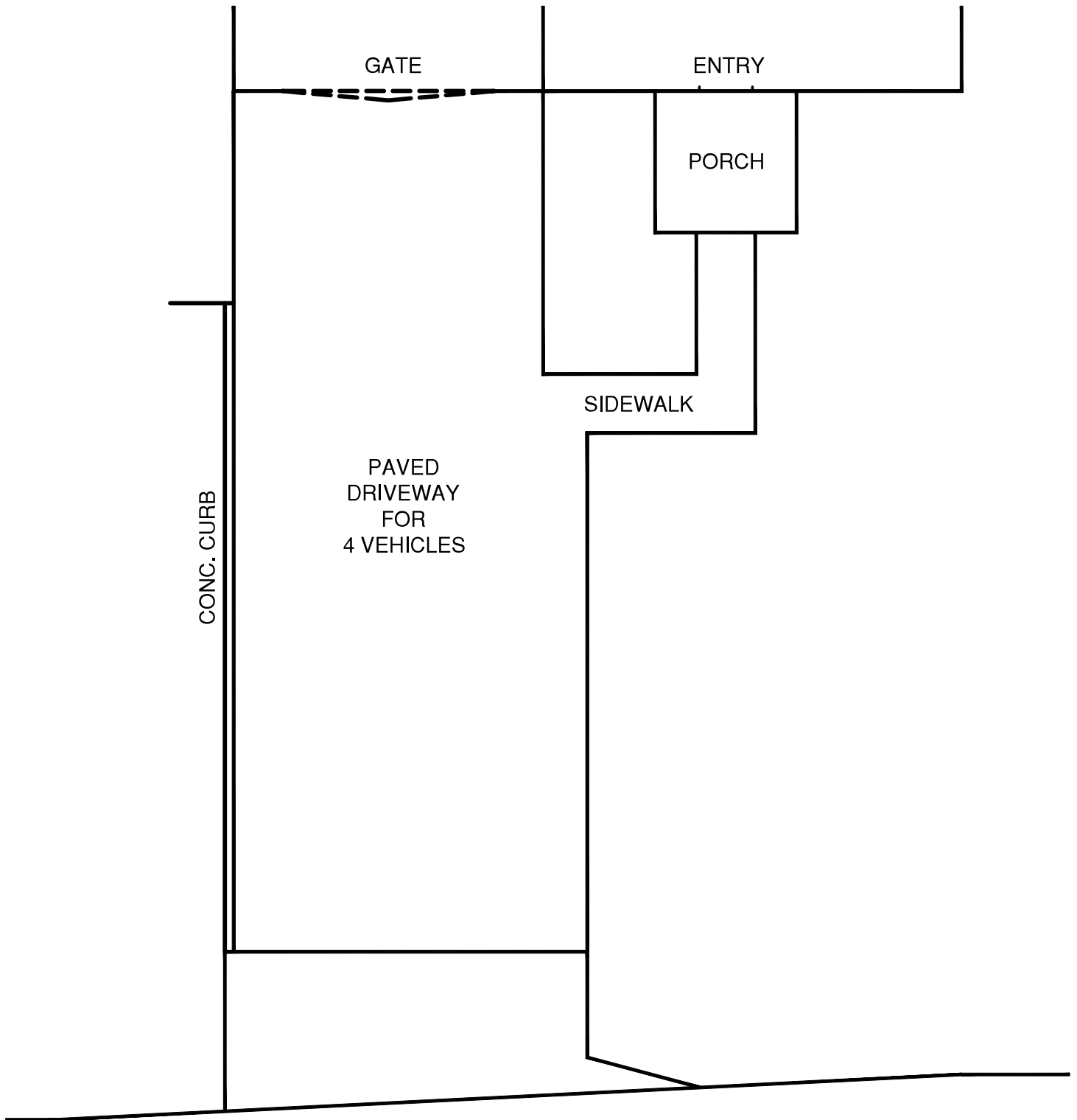
N COGAN LANE

EVACUATION PLAN



N COGAN LANE

PARKING PLAN

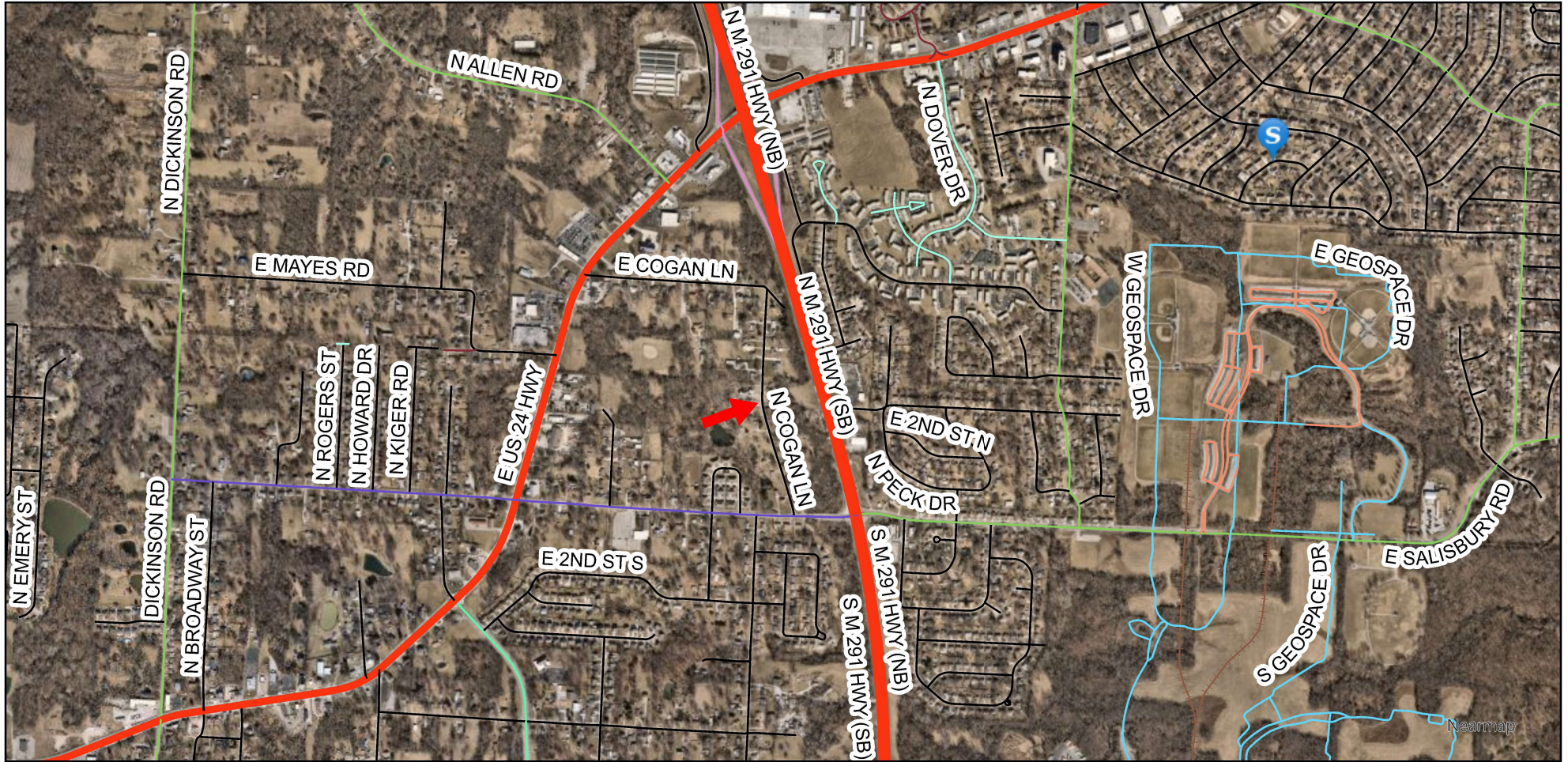


N COGAN LANE

Nearest Short Term Rental

317 N Cogan Ln

Case #26-400-18



Legend

-  Short Term Rentals
-  Subject Site

Prepared For: Planning Commission
Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 14104 E 39th St S

CASE NUMBER/REQUEST: **Case 26-400-22 – Short-Term Rental – 14104 E 39th St S** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 14104 E 39th St S

APPLICANT/OWNER: Steven Ward

APPLICANT ADDRESS: 18213 Cliff Dr, Independence, Mo 64055

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

SURROUNDING ZONINGS/LAND USES:

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

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

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

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 27, 2026
- Notification signs were posted on the property March 27, 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 14104 E 39th St S.

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

Former Zoning: Prior to 2009: R-2 (Two-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 property was annexed into Independence in 1960. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. The city council adopted ordinance no. 1486, in 1966, rezoning the site from R-1 to R-2. And the following year, in 1967, the city council adopted ordinance 1592, approving the plat of Edgevale Subdivision #2. The site has remained under a two-family zoning district classification since 1966. County records indicate the structure was built in 1968.

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

Physical Characteristics of Property:

The property is approximately 9,148 square feet in size. County records indicate the duplex encloses +/-1,512 square feet of living area. Each dwelling provides approximately 750 square feet of living area, and a single car garage. The duplex features a brick masonry base, lap siding second story, and a hipped roof.

Characteristics of the Area:

The subject site is located at the intersection of 39th Street and Canterbury Place. The surrounding neighborhood is characterized by a variety of zoning district classifications and land uses. Noland Road, one block to the west, serves as a prominent commercial corridor in the city. Single family subdivisions of similar ages characterize the areas to the east, north, and south.

Parking:

The one-car garage will be available for guests. And a parking area large enough to accommodate two additional vehicles provides the required minimum parking for short-term rentals. The parking area will not encroach into the right-of-way, sidewalks, or the neighboring dwelling unit of the duplex.

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

14104 E 39Th St S Independence MO 64055

STR License

Submitted

Application number

A00199

Application date

2026-02-06

Applicant name

Steven Ward

> Collapse details

Submitted

Send license

Edit

Property Address 14104 E 39TH ST S INDEPENDENCE MO 64055 Parcel Number 33210131400000000

Permit Held By Owner Rental Structure Duplex

Table with 7 columns: Permit Holder, First Name, Last Name, Company Name, Phone Number, Email, Mailing Address. Row 1: Steven, Ward, 14104 E 39TH LLC, [Redacted], [Redacted], [Redacted]

Property Owner(s)

Table with 7 columns: Property Owner #1, First Name, Last Name, Company Name, Phone Number, Email, Mailing Address. Row 1: Steven, Ward, 14104 E 39TH LLC, [Redacted], [Redacted], [Redacted]

Table with 7 columns: Property Manager, First Name, Last Name, Company Name, Phone Number, Email, Mailing Address. Row 1: Steven, Ward, 14104 E 39TH LLC, [Redacted], [Redacted], [Redacted]

Table with 7 columns: Responsible Agent, First Name, Last Name, Company Name, Phone Number, Email, Mailing Address. Row 1: Steven, Ward, 14104 E 39TH LLC, [Redacted], [Redacted], [Redacted]

Verification Documents table with columns: Floor Plan, Evacuation Plan, Parking Plan. Includes links to floor_plan_2026-02-06-173441.png, fire_safety_2026-02-06-173441.png, and parking_spaces_2026-02-06-173441.png.

Supplemental Questions

Collapse all

Form containing supplemental questions: 'What is the total number of bedrooms?' (3), 'Total number of parking spaces available on the property?' (3), 'What is your proposed total occupancy?' (10), 'Is street parking allowed?' (No), and 'Please provide your Noise Management Plan:'.

Continuous Monitoring: Minut noise detection devices operate 24/7 during all rentals, measuring decibel levels without recording conversations. Real-time alerts notify the property manager of sustained noise violations for immediate response. Quiet Hours (City of Independence Code Chapter 14): SundayThursday: 10:00 PM 7:00 AM FridaySaturday/Holidays: 11:00 PM 7:00 AM Posted Notice: Laminated signs displaying quiet hours, noise ordinance penalties, and 24/7 contact information are posted on the refrigerator and in the guest welcome binder. Penalties: Violations of City noise ordinances may result in fines up to \$500 per incident, immediate eviction without refund, and short-term rental permit suspension. Guests must acknowledge the noise policy prior to arrival. Response Protocol: The property manager receives automated alerts for noise threshold breaches and contacts guests within 15 minutes. Non-compliance results in immediate termination of the rental agreement and law enforcement notification if necessary.

Please provide your Trash Disposal & Collection Plan: ^

Service Provider: Ted's Trash Service (licensed refuse collector authorized to operate within the City of Independence). Pickup Schedule: Weekly curbside collection every Thursday morning for standard household refuse (96-gallon City-approved cart). Container Compliance: To ensure containers are not left outdoors in violation of City Code: Trash carts are stored inside the garage when not in use for collection Carts are placed curbside no earlier than 24 hours before Thursday pickup Carts are retrieved within 24 hours after collection and returned to enclosed storage Carts are never left visible at the curb outside designated collection windows Guest Coordination: Automated check-out instructions detail trash bagging procedures. If guest departure occurs prior to Wednesday evening, bagged trash is placed in the garage cart; the property manager handles Wednesday evening placement and Thursday afternoon retrieval to guarantee continuous compliance with municipal storage requirements.

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

Airbnb, VRBO, Booking.com, and we are exploring direct booking options via our own website.

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: March 24, 2026

Case Number: 26-400-22

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: 14104 E 39th St S

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Steven Ward

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

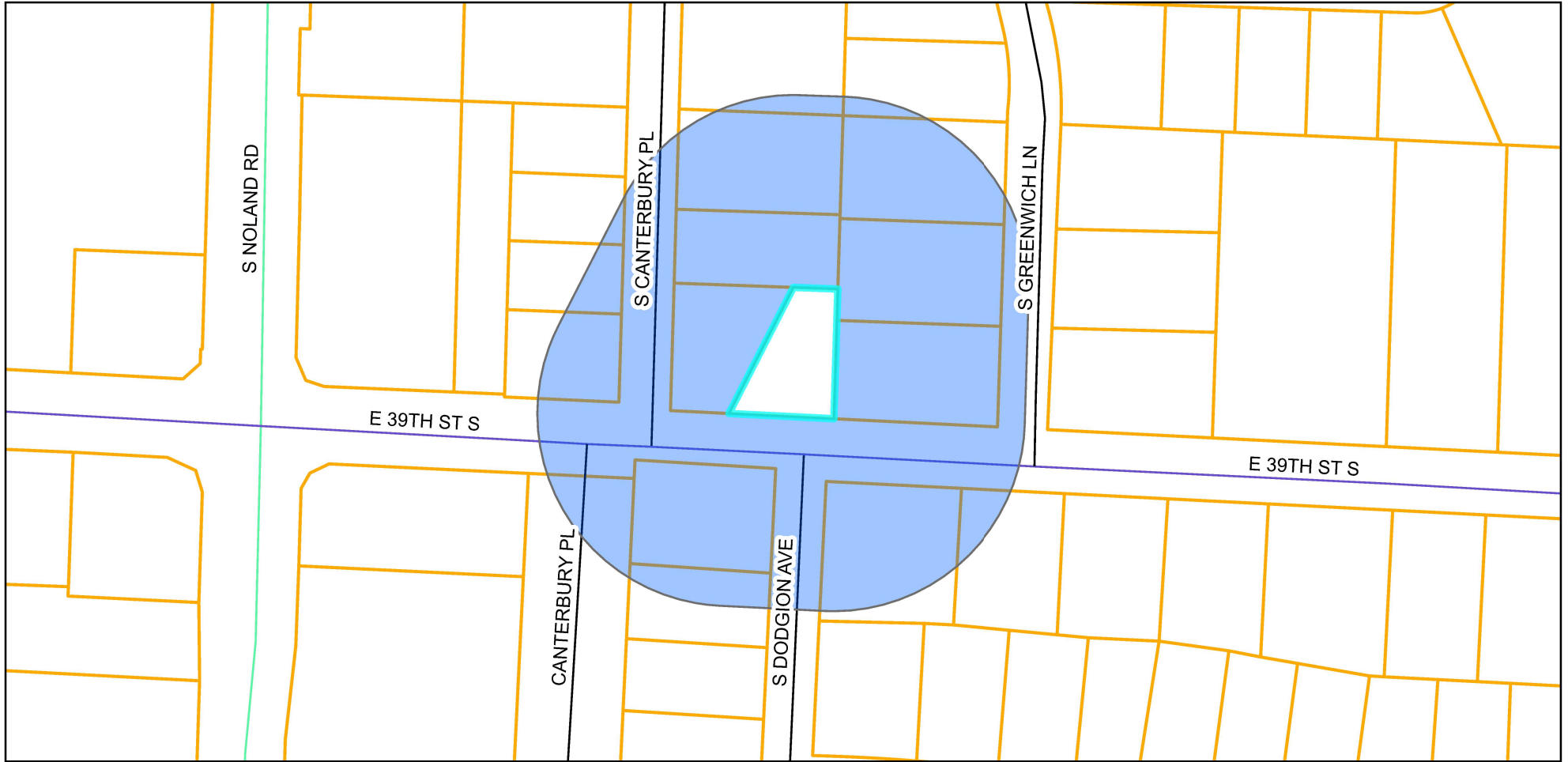
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
14108 E 39TH ST	WARD DAVID & KAREN	14108 E 39TH ST S	INDEPENDENCE	MO	64055
14101 E 39TH ST	ELLIS ANTHONY	14101 E 39TH ST S	INDEPENDENCE	MO	64055
3805 S CANTERBURY PL	MENJIVAR NICOLAS	3805 CANTERBURY PL	INDEPENDENCE	MO	64055
3804 S GREENWICH LN	ADAMS STEVEN DALE	3804 GREENWICH LN	INDEPENDENCE	MO	64055
3904 S DODGION AVE	TRUST DATED 08/12/2000	3904 S DODGION AVE	INDEPENDENCE	MO	64055
14105 E 39TH ST	ROBERTS RAYMOND R	P O BOX 3229	INDEPENDENCE	MO	64055
3845 S CANTERBURY PL	ALPINE EQUITY LLC	PO BOX 241	INDEPENDENCE	MO	64051
3841 S CANTERBURY PL	G1 REAL ESTATE 008 LLC	1206 W 39TH ST	KANSAS CITY	MO	64111
3802 S GREENWICH LN	CRAWFORD BRIAN K & HEATHER	3802 S GREENWICH LN	INDEPENDENCE	MO	64055
14104 E 39TH ST	WARD DAVID J & KAREN M & TENTORI MARY JO	14108 E 39TH ST S	INDEPENDENCE	MO	64055
3806 S GREENWICH LN	MCDOWELL THOMAS DALE & JULIE ANNETTE	3806 S GREENWICH LN	INDEPENDENCE	MO	64055
3816 S CANTERBURY PL	BUI JENNIFER & THACH LA	708 NE DICK HOWSER CT	LEES SUMMIT	MO	64064
3810 S CANTERBURY PL	G1 REAL ESTATE 008 LLC	1206 W 39TH ST	KANSAS CITY	MO	64111
4023 S NOLAND RD	WALLY'S INDEPENDENCE MO OWNER LLC	950 ASSEMBLY PKWY	FENTON	MO	63026
3820 S CANTERBURY PL	THACH LA & JENNIFER BUI	708 NE DICK HOWSER CT	LEES SUMMIT	MO	64064
3803 S CANTERBURY PL	LEVENGOD TRACY	3803 CANTERBURY PL	INDEPENDENCE	MO	64055
3900 S DODGION AVE	WILSON DONNA L	3900 S DODGION AVE	INDEPENDENCE	MO	64055



Notification Area Map

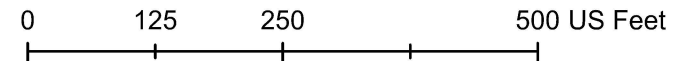
14104 E 39th St S

Case #26-400-22



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-22

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 27 day of March, 2026.

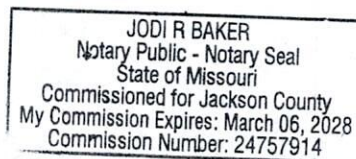
Chelsea Wright

Signature of Agent, Owner or Attorney

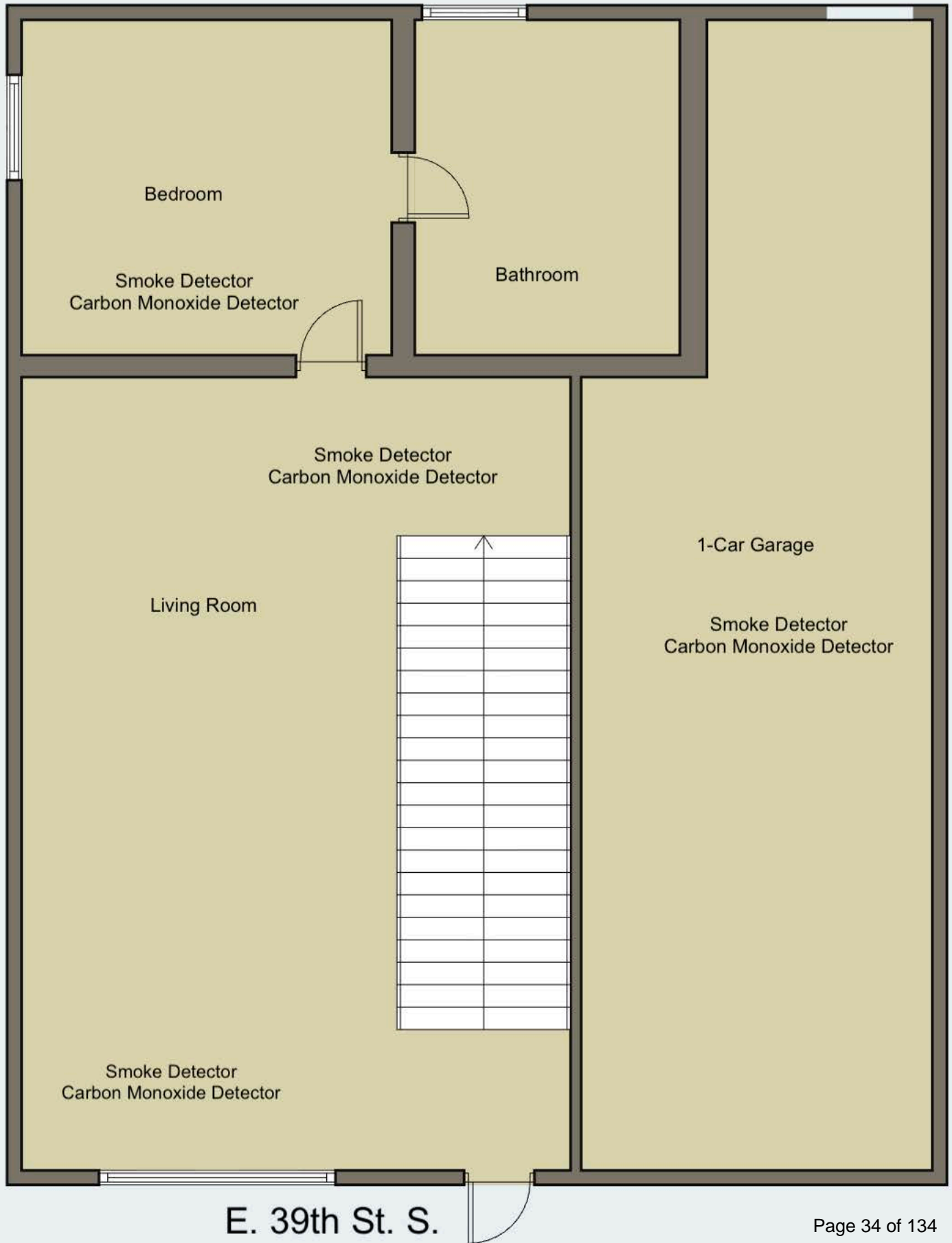
Subscribed and sworn to before me this 27 day of March, 2026.

Jodi R Baker
Notary Public

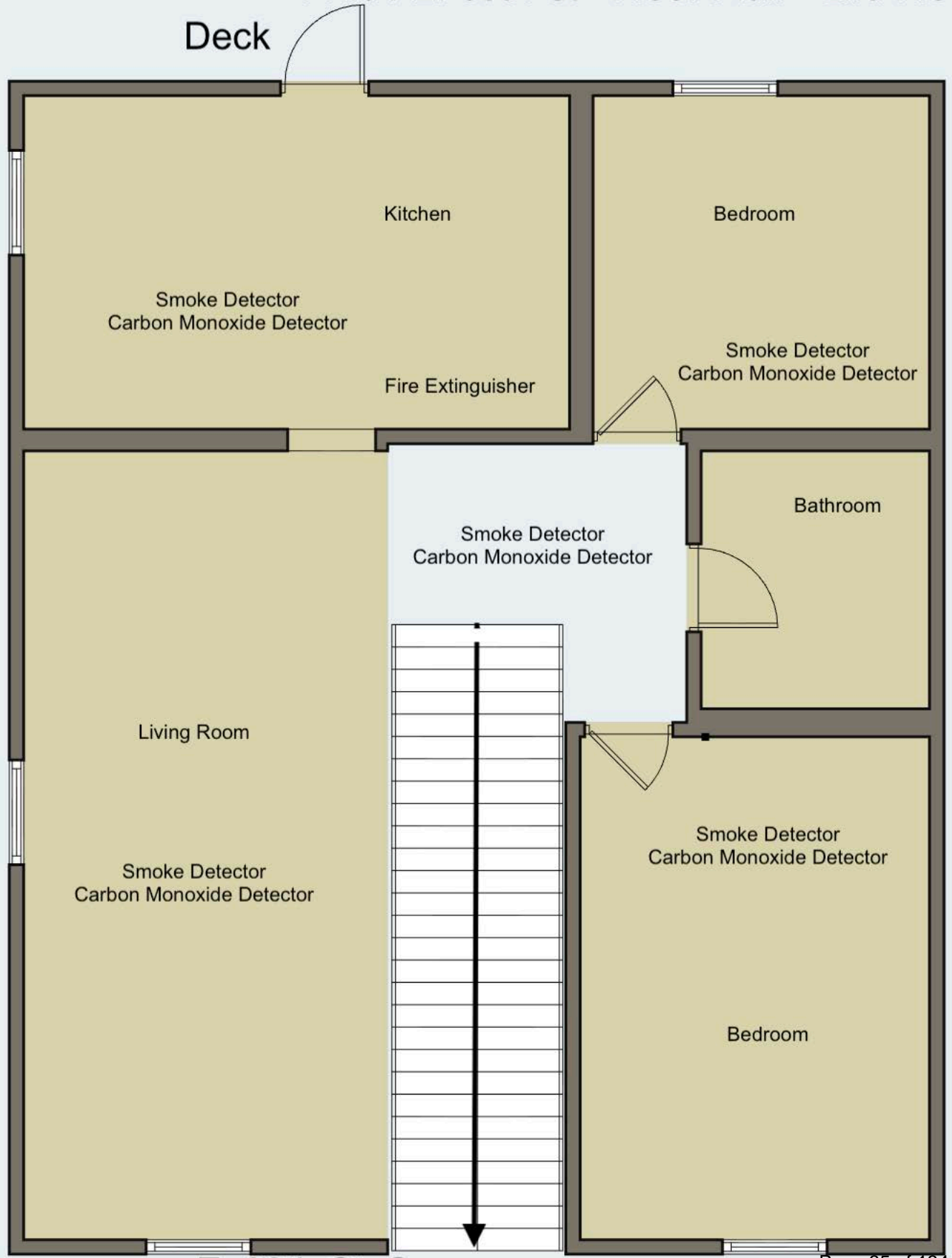
March 6, 2028
Commission Expiration Date



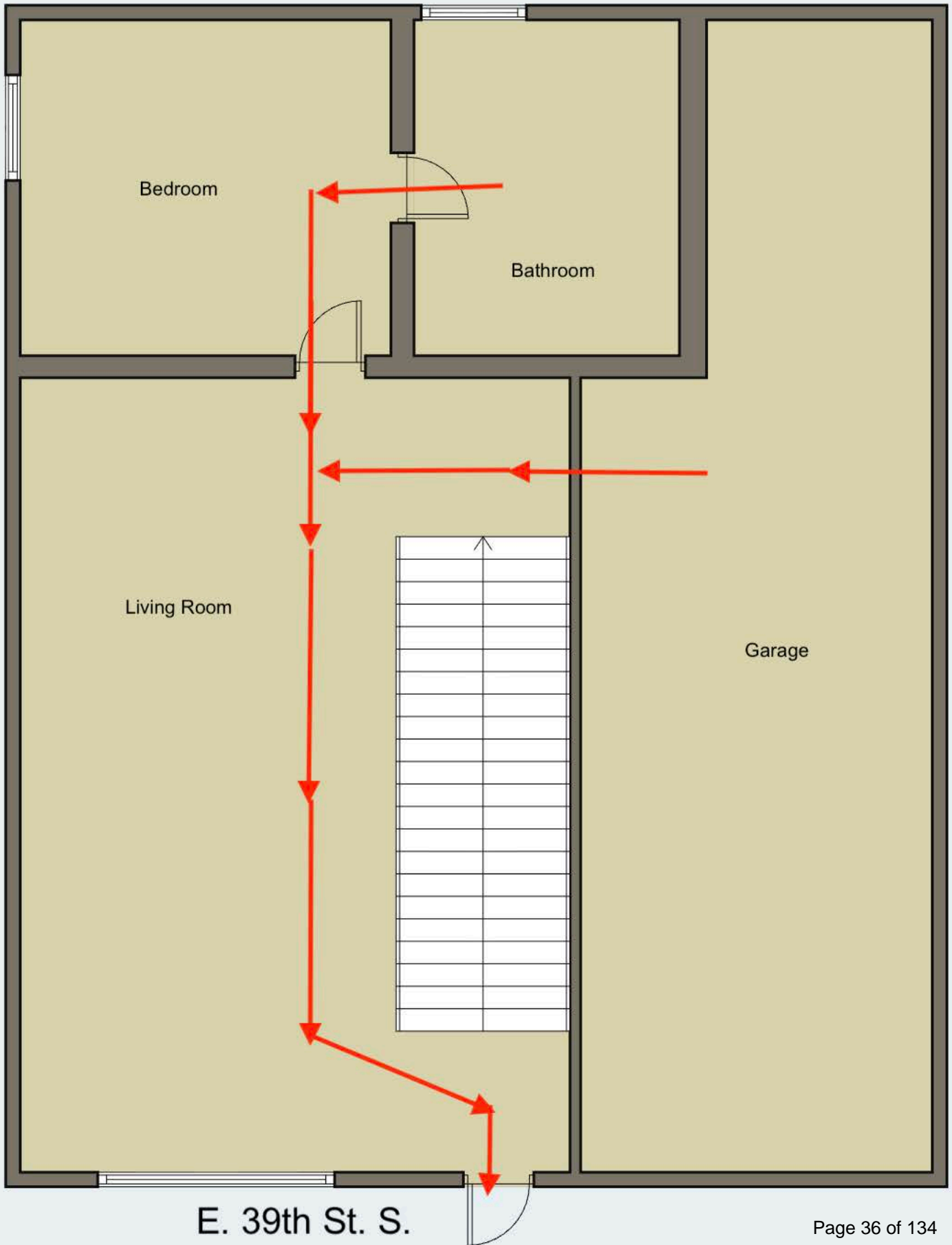
14104 E. 39th - Floor Plan - 1st Floor



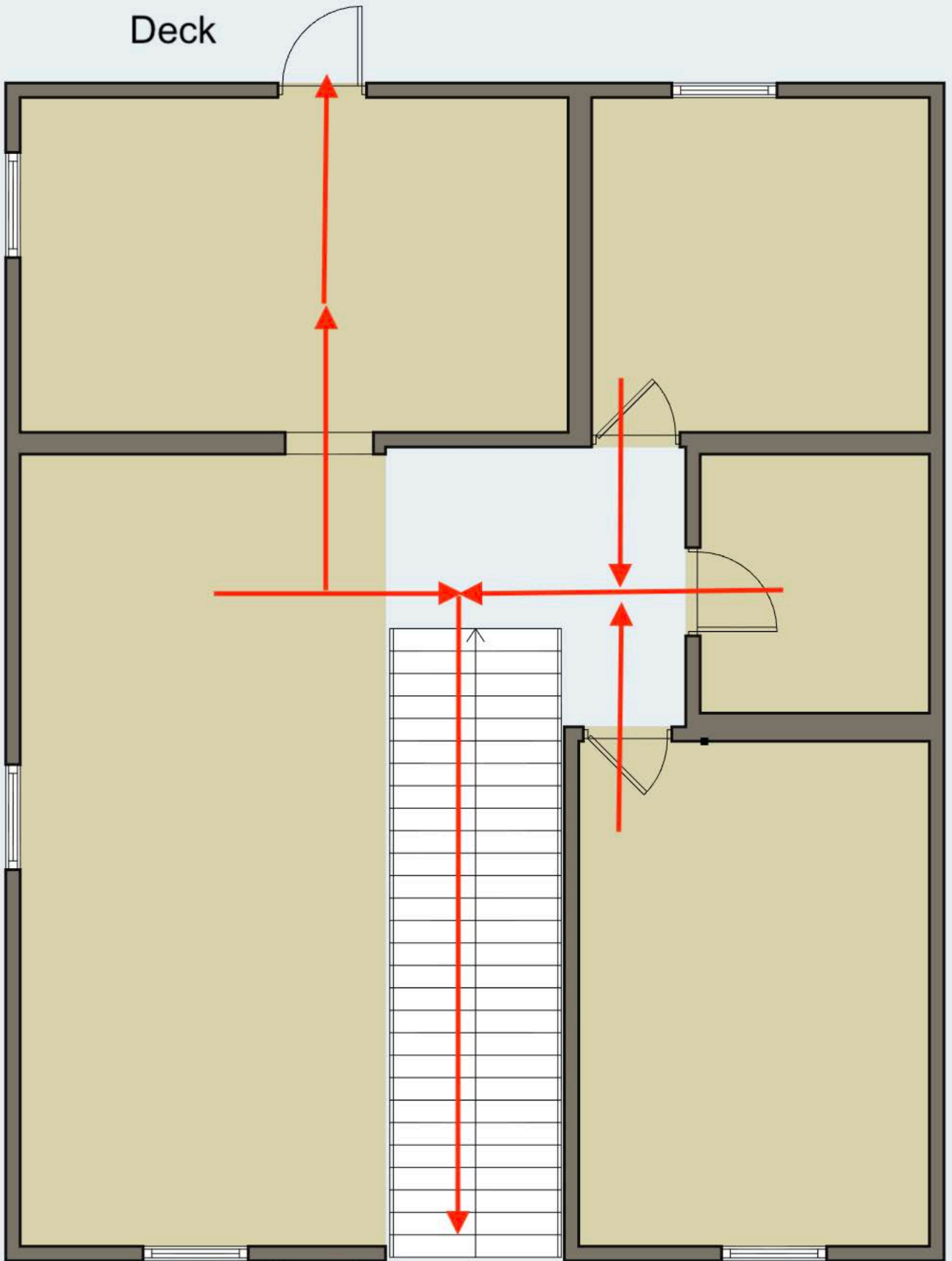
14104 E. 39th St - Floor Plan - 2nd Floor



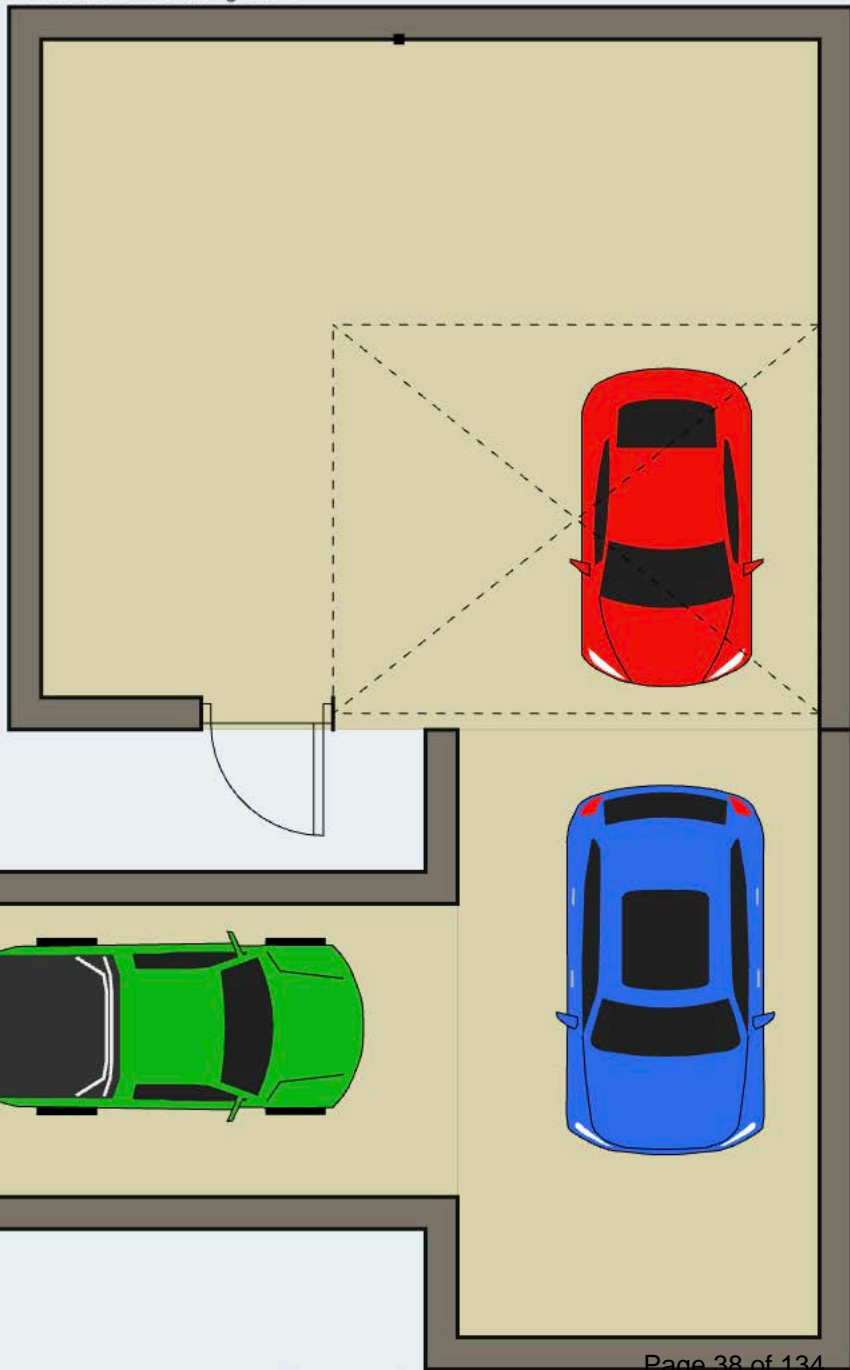
E. 39th St. S.



Deck



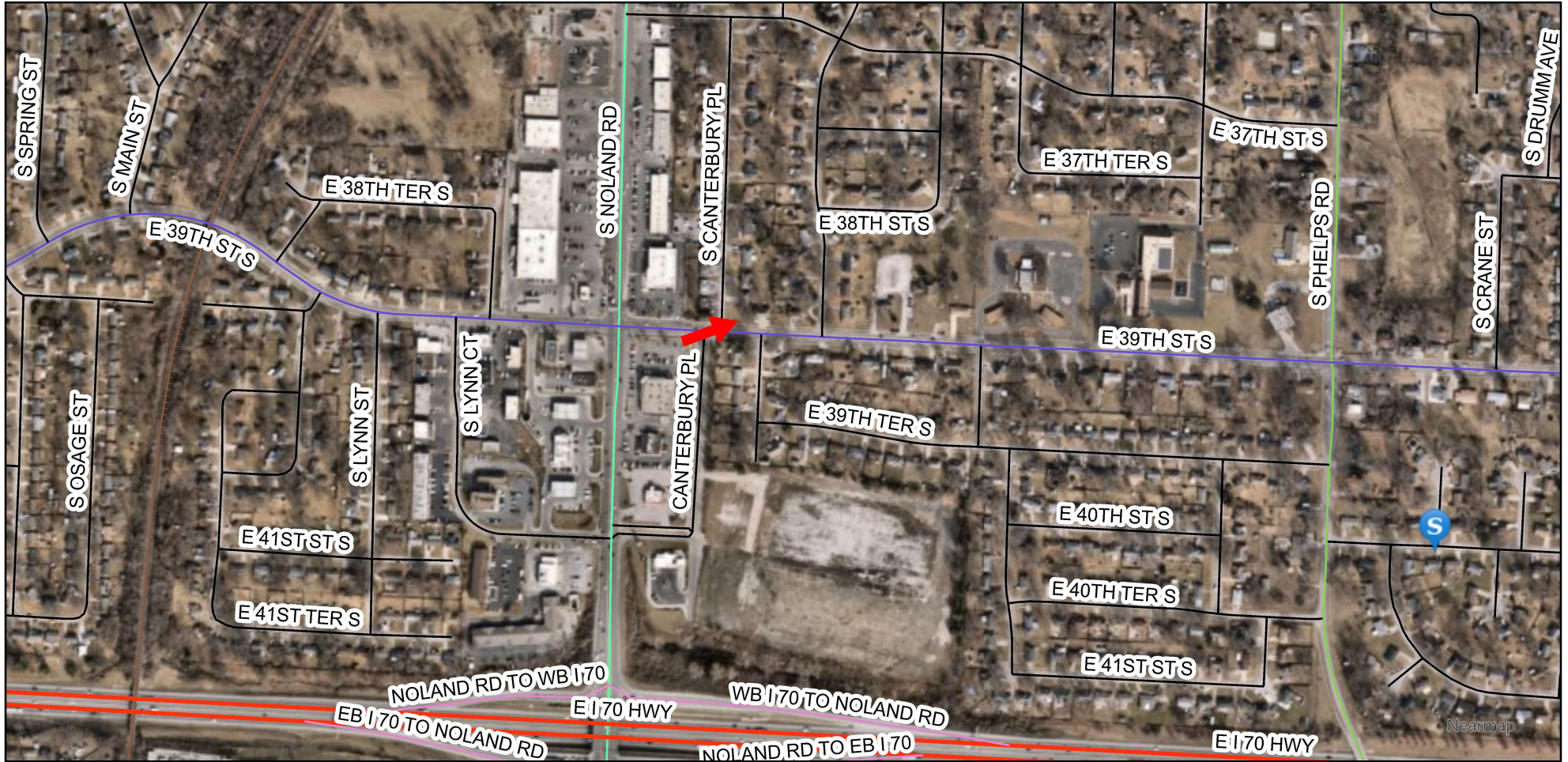
E. 39th St. S.



Nearest Short Term Rental

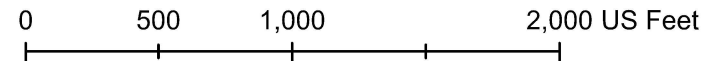
14104 E 39th St S

Case #26-400-22



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 1312 S Emery St

CASE NUMBER/REQUEST: **Case 26-400-23 – Short-Term Rental – 1312 S Emery St** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 1312 S Emery St

APPLICANT/OWNER: Alla Sole

APPLICANT ADDRESS: 1312 S Emery St, Independence, Mo 64055

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

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 27, 2026
- Notification signs were posted on the property March 27, 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 1312 S Emery St

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 property was annexed into Independence in 1851. The property is located within the Walnut Park subdivision recorded in 1887. Jackson County records indicate the dwelling was built in 1940. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. The site has remained under a single-family zoning district classification since.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 10,000 square feet in size. County records indicate the dwelling encloses +/-884 square feet of living area.

The structure was recently remodeled, and a certificate of occupancy was issued in January of 2026. The dwelling features board and batten siding and a prominent covered front porch.

Characteristics of the Area:

The subject site is located southeast of the intersection of Noland Road and 23rd Street. The surrounding neighborhood is characterized by single-family subdivisions of similar age and characteristics.

Parking:

A new single-car wide driveway, approximately 40 feet in length, provides enough space for 2 vehicles without encroaching into the street. Including one additional street parking space, the property provides the minimum parking spaces required for a short-term rental.

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 Waste Management.
- **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

1312 S Emery Ave Independence MO 64055

STR License

Submitted

Application number

A00200

Application date

2026-02-06

Applicant name

Veronica Bolton

> Collapse details

Submitted

Send license

Edit

Property Address

1312 S EMERY AVE INDEPENDENCE MO 64055

Parcel Number

2654011250000000

Permit Held By

Property Manager

Rental Structure

Single family

Permit Holder

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Veronica	Bolton	VonDean Property Management	[REDACTED]	[REDACTED]	[REDACTED]

Property Owner(s)	Property Owner #1	First Name	Last Name	Phone Number	Email	Mailing Address
	1	Alla	Sole	[REDACTED]	[REDACTED]	[REDACTED]

Property Manager

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Veronica	Bolton	VonDean Property Management	[REDACTED]	[REDACTED]	[REDACTED]

Responsible Agent	First Name	Last Name	Phone Number	Email	Mailing Address
	Alla	Sole	[REDACTED]	[REDACTED]	[REDACTED]

Verification Documents

Floor Plan	Evacuation Plan	Parking Plan
floor_plan_2026-02-06-215102.jpeg	fire_safety_2026-02-06-215102.jpeg	parking_spaces_2026-02-06-215102.jpeg

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?

6

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

Noise Management Plan The short-term rental will maintain an active noise management plan to ensure compliance with the City of Independence Noise Ordinance. The property is equipped with a Mint noise monitoring device, which will operate continuously during all rental periods. The device monitors sound levels only and does not record conversations or audio, ensuring guest privacy while allowing proactive noise control. Quiet hours and the penalties for violating the City of Independence noise ordinance will be clearly posted in a prominent location inside the short-term rental. All guests will be informed of quiet hours and noise expectations prior to arrival and are required to comply throughout their stay. If elevated noise levels are detected, the host will be immediately notified and will take appropriate action to address the issue and maintain compliance with city regulations.

Please provide your Trash Disposal & Collection Plan: ^

We will be using waste management and they will pick up our trash Thursday mornings. We will have the cans stored inside the garage at all times. we will pay for someone to pick up any extra trash as needed

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

Vrbo , 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 24, 2026

Case Number: 26-400-23

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: 1312 S Emery St

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Alla Sole

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

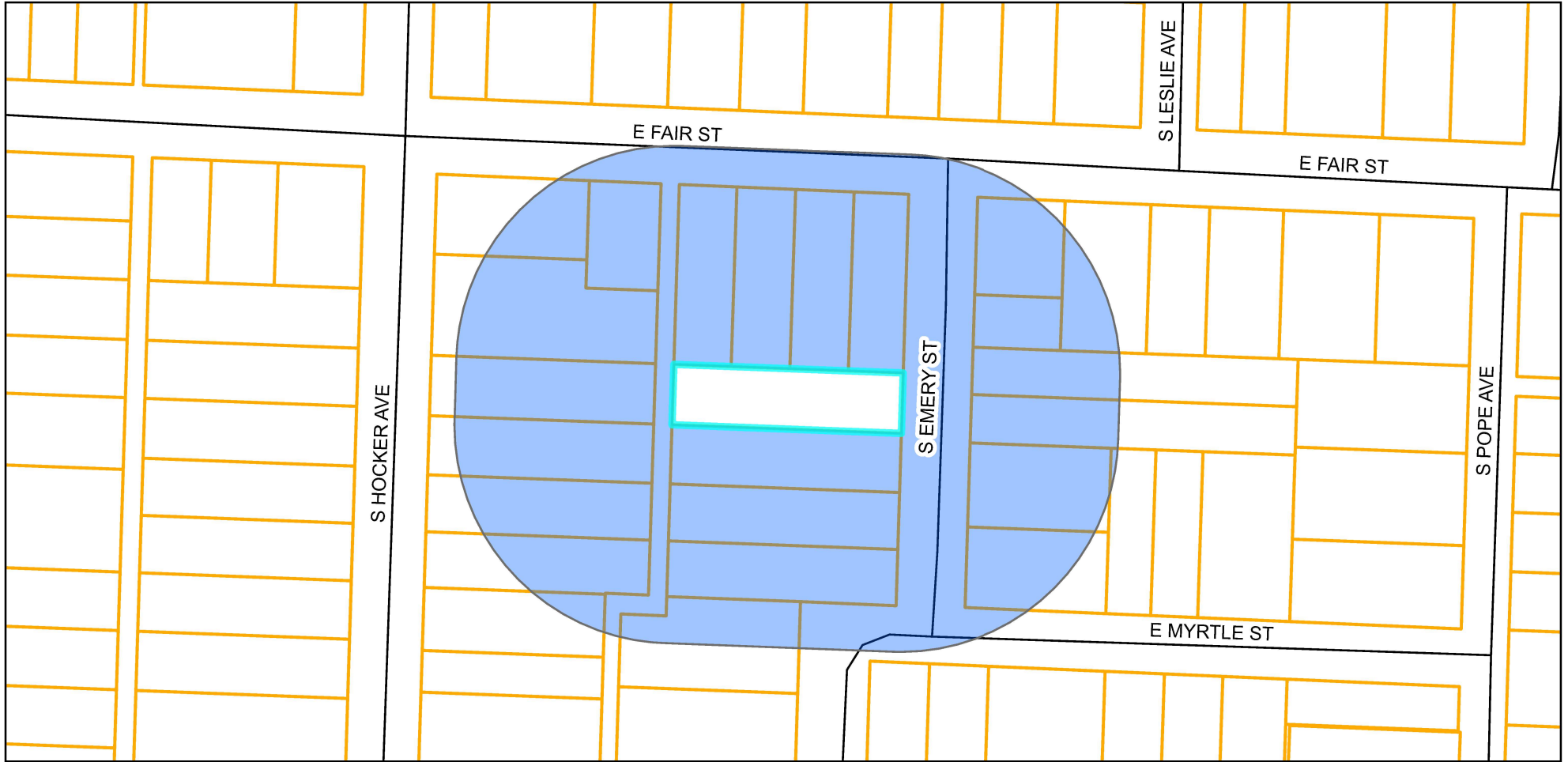
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1301 S HOCKER AVE	COOK PROPERTY 1 LLC	31103 E LITCHFORD RD	GRAIN VALLEY	MO	64029
1309 S HOCKER AVE	HOLLAND SONDRAL (GREEN)	1309 S HOCKER	INDEPENDENCE	MO	64055
1311 S EMERY ST	MOURADIAN VARTAN	1311 S EMERY AVE	INDEPENDENCE	MO	64055
1311 S HOCKER AVE	CUNNINGHAM WESTON A	1311 S HOCKER ST	INDEPENDENCE	MO	64055
1313 S EMERY ST	GREEN PETER MICHAEL	PO BOX 16	FARLEY	MO	64028
1314 S EMERY ST	JOHNSON DUANE	1314 S EMERY AVE	INDEPENDENCE	MO	64055
1315 S EMERY ST	CERRITO JESUS HORTELANO	1122 S GLENWOOD AVE APT	INDEPENDENCE	MO	64053
1315 S HOCKER AVE	SIMPSON BOBBYE	1315 S HOCKER AVE	INDEPENDENCE	MO	64055
1317 S EMERY ST	LIMA SAMUEL	26650 TOPAZ DR	RICHLAND	MO	65556
1320 S EMERY ST	STRODE DAVID	1320 S EMERY ST	INDEPENDENCE	MO	64055
1321 S EMERY ST	BURNS MICHAEL	1090 UNIVERSITY AVE	SAN DIEGO	CA	92103
1321 S HOCKER AVE	COOK DAVID M & KAREN L	4916 WHITNEY DR	INDEPENDENCE	MO	64055
1324 S EMERY ST	LEE STEVEN	1324 S EMERY AVE	INDEPENDENCE	MO	64055
1331 S HOCKER AVE	PENDERGRAFT WENDY L	1331 S HOCKER ST	INDEPENDENCE	MO	64055
1332 S EMERY ST	JONES TERRY R & ROLLIN G	476 BRIGHTON DR	LOS ALAMOS	NM	87544
1333 S HOCKER AVE	OWEN GRAYDON HARRELL	1333 S HOCKER ST	INDEPENDENCE	MO	64055
519 E FAIR ST	HASTINGS HOLDINGS, LLC	2528 NE ANGEL FISH PL	LEES SUMMIT	MO	64086
521 E FAIR ST	NEWILL TERENCE	521 E FAIR ST	INDEPENDENCE	MO	64055
523 E FAIR ST	TRAVERS THOMAS J	523 E FAIR ST	INDEPENDENCE	MO	64086
525 E FAIR ST	HOLT JOHN	523 E FAIR ST	INDEPENDENCE	MO	64055
527 E FAIR ST	WATERHOUSE CHRISTY M	527 E FAIR ST	INDEPENDENCE	MO	64055
605 E FAIR ST	GARCIA APOLO DONJUAN	935 S POPE AVE	INDEPENDENCE	MO	64050
608 E MYRTLE ST	HANSEN FRANCES S	608 E MYRTLE	INDEPENDENCE	MO	64055
623 E FAIR ST	KSY INVESTMENTS KC LLC	1455 TREAT BLVD APT 411	WALNUT CREEK	CA	94597



Notification Area Map

1312 S Emery St


Case #26-400-23



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

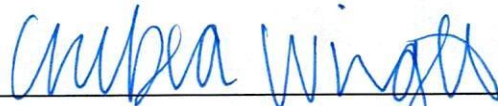
COUNTY OF JACKSON

Case No. 26-400-23

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

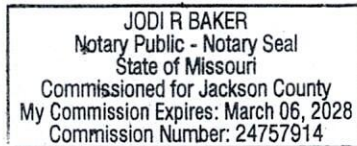
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 27 day of March, 2026.

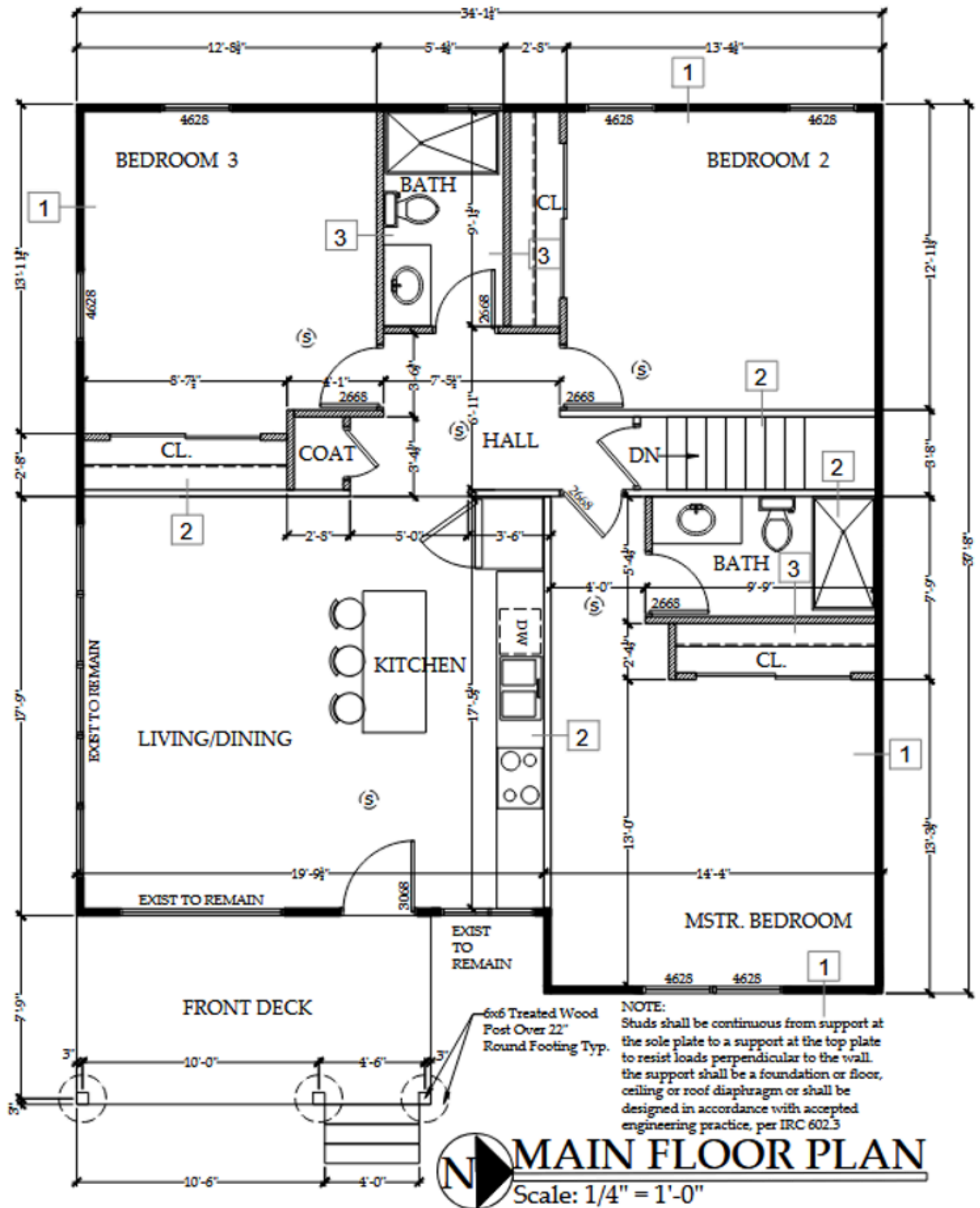


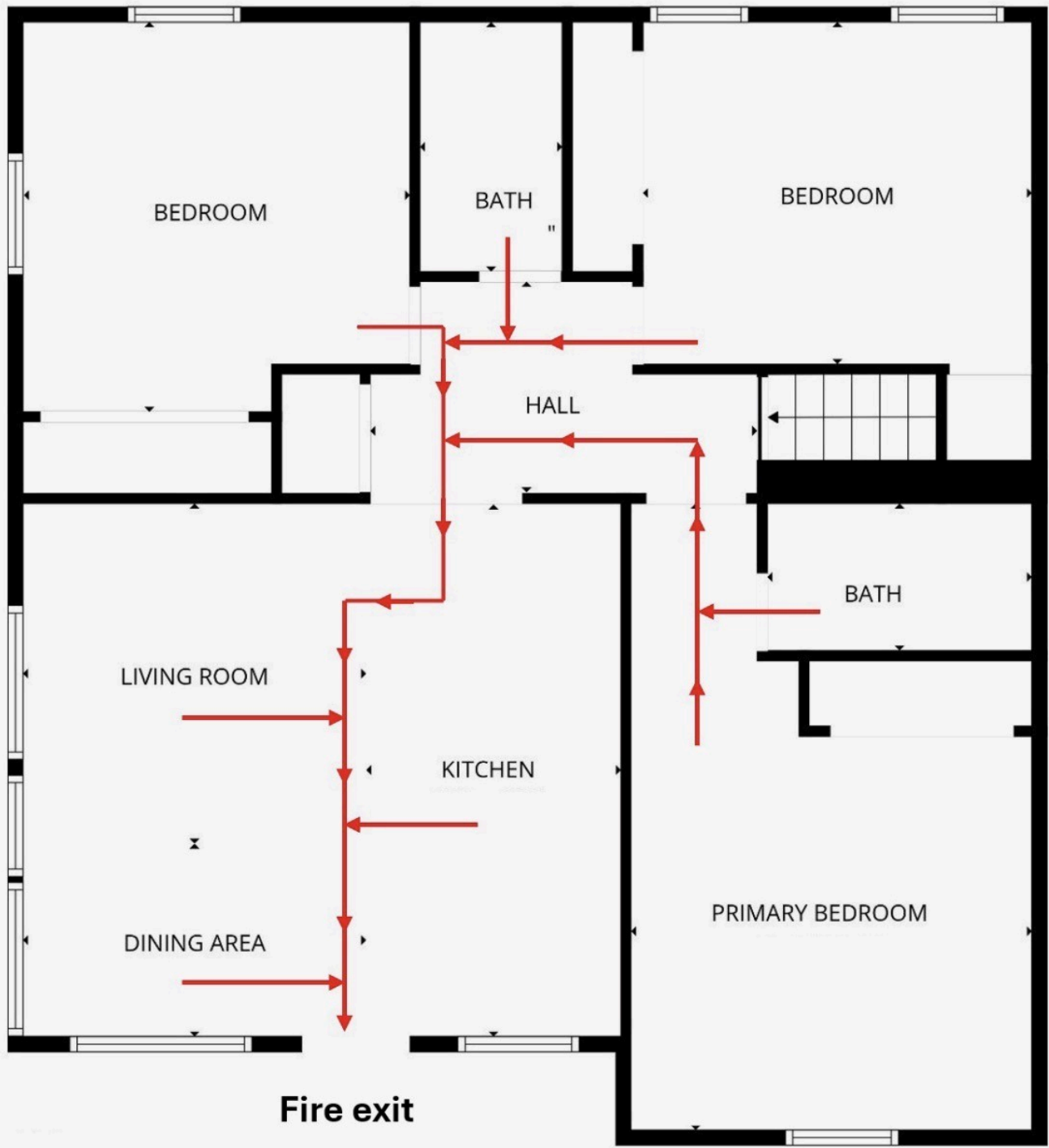
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27 day of March, 2026.


Notary Public

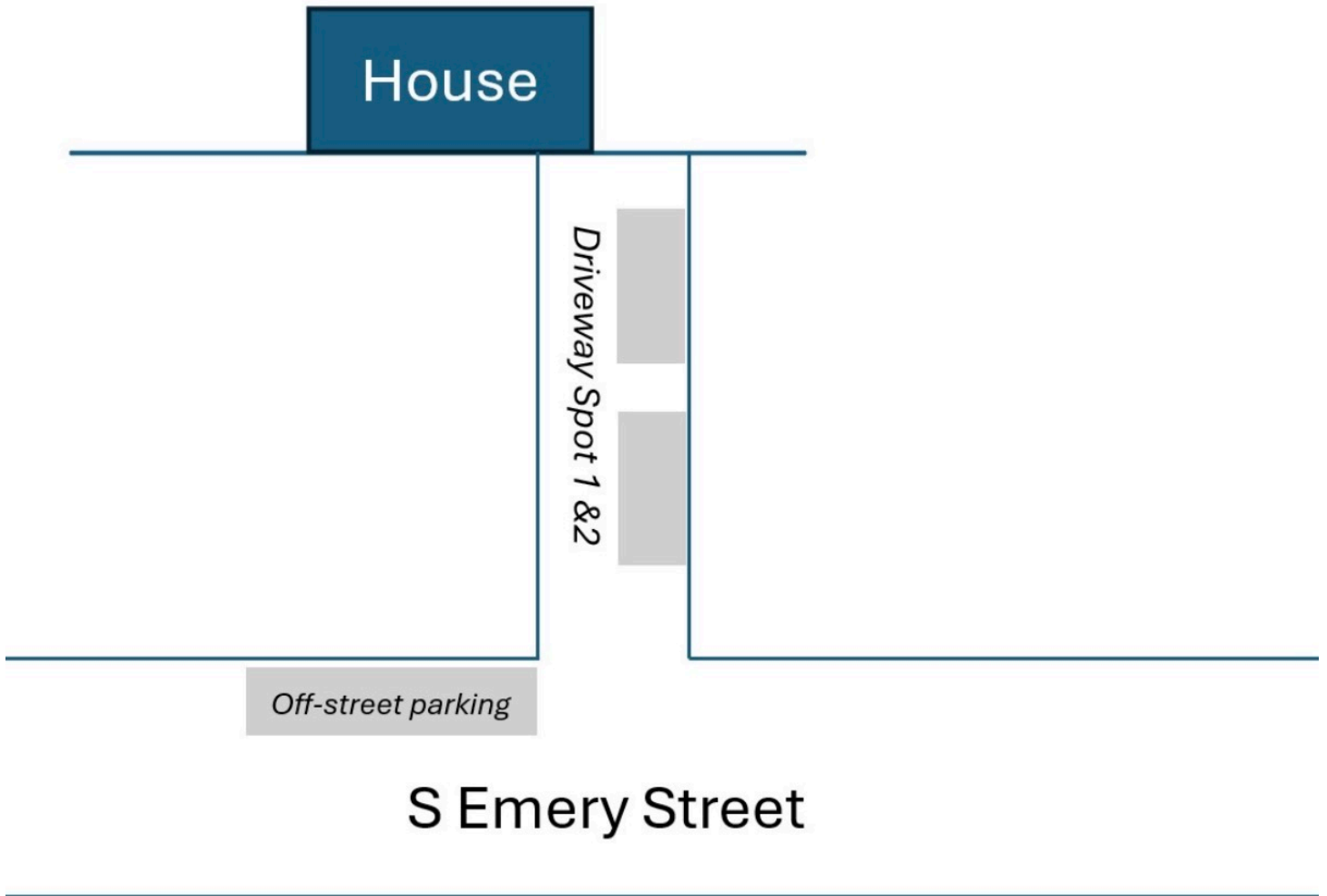
March 6, 2028
Commission Expiration Date





1312 S Emery St Parking Plan

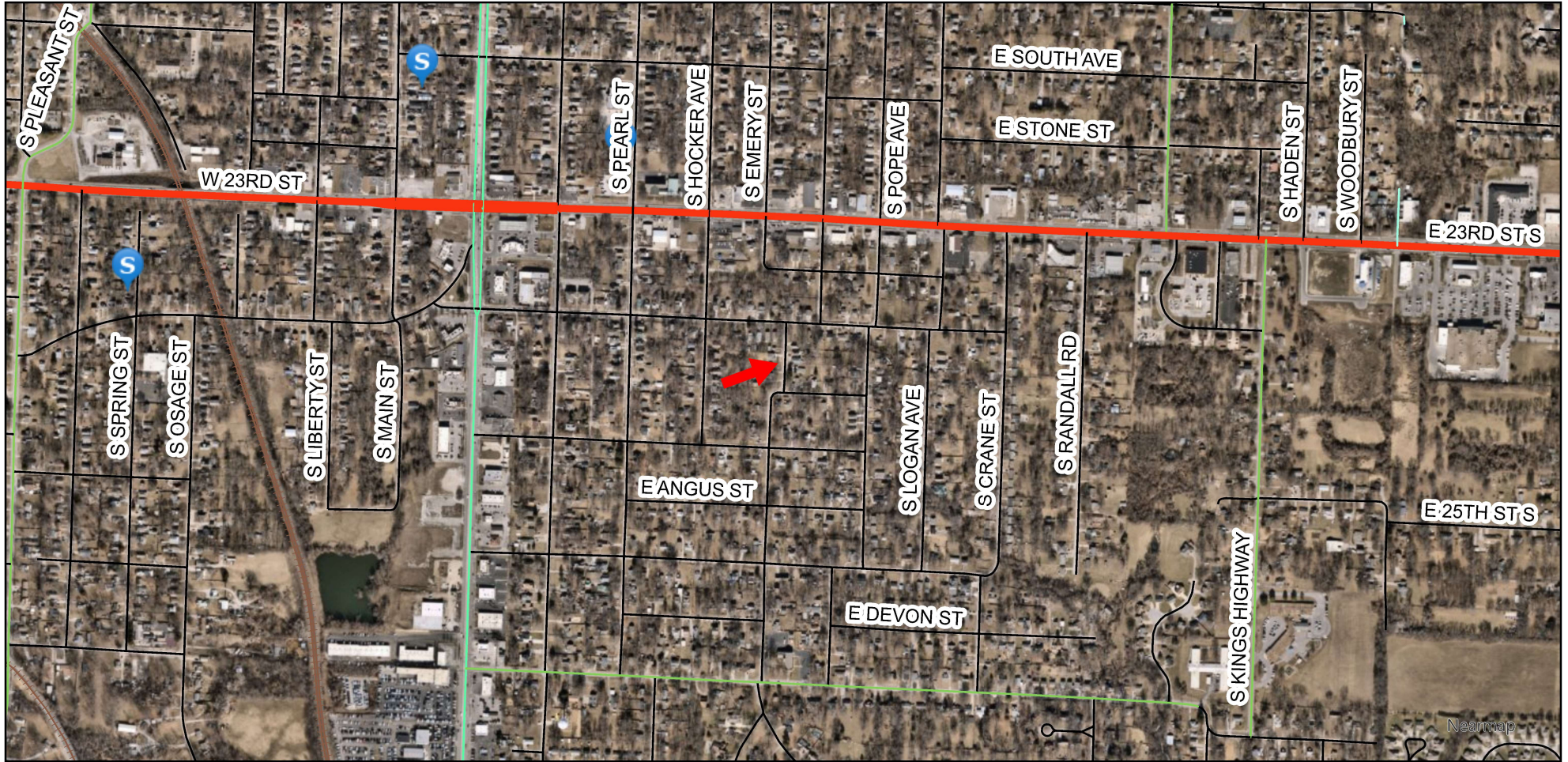
(not to scale)



Nearest Short Term Rental

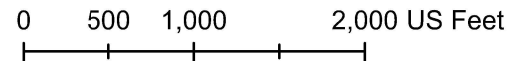
1312 S Emery St

Case #26-400-23



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
 Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3829 S Crane St

CASE NUMBER/REQUEST: **Case 26-400-25 – Short-Term Rental – 3829 S Crane St** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 3829 S Crane St

APPLICANT/OWNER: Candice and Greg Moore

APPLICANT ADDRESS: 601 NE Persimmon Cir, Lees Summit, Mo 64064

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

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 27, 2026
- Notification signs were posted on the property March 27, 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 3829 S Crane St

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 property was annexed into Independence in 1960 and is located within the Sycamore Hills subdivision recorded in 1963. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. The site has remained under a single-family zoning district classification since. Jackson County records indicate the dwelling was built in 1966.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 9,148 square feet in size. County records indicate the dwelling encloses +/-952 square feet of living area.

The dwelling features brick and lap siding, and a hipped roof.

Characteristics of the Area:

The subject site is located on the north side of 39th Street, east of Phelps Road. The surrounding neighborhood is characterized by single-family subdivisions of similar age and characteristics.

Parking:

A single-car-wide driveway, approximately 30 feet in length, provides enough space for one vehicle without encroaching into the right-of-way or any sidewalks. The garage will be made available for guest parking. Including one street parking space, the site provides the minimum parking required 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 Waste Management.
- **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

3829 S Crane St Independence MO 64055

STR License

Submitted

Application number

A00202

Application date

2026-02-12

Applicant name

Candice Moore

> Collapse details

Submitted

Send license

Edit

Property Address

3829 S CRANE ST INDEPENDENCE MO 64055

Parcel Number

33120100900000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name
Candice

Last Name
Moore

Phone Number

Email

Mailing Address

Property Owner(s)

Property Owner #1

First Name
Candice

Last Name
Moore

Phone Number

Email

Mailing Address

Property Owner #2

First Name
Greg

Last Name
Moore

Phone Number

Email

Mailing Address

Property Manager

First Name
Candice

Last Name
Moore

Phone Number

Email

Mailing Address

Responsible Agent

First Name
Candice

Last Name
Moore

Phone Number

Email

Mailing Address

Verification Documents

Floor Plan

[floor_plan_2026-02-12-223502.jpeg](#)

Evacuation Plan

[fire_safety_2026-02-12-223502.jpeg](#)

Parking Plan

[parking_spaces_2026-02-12-223502.jpeg](#)

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?

8

Is street parking allowed?

Yes

Please provide your Noise Management Plan:



Property Address: 3829 South Crane Street, Independence MO. 64055 Responsible Agent: Candice Moore - 816.878.8877 1. Monitoring Technology Device Installed: Minut Noise Monitoring System (or similar device). Function: The device will operate continuously while the property is rented to monitor decibel levels in real-time without recording audio. Alerts: Automated alerts will be sent to the host/manager if noise exceeds 55 dB for more than 10 minutes. 2. Guest Education & Rules Quiet Hours: Strictly enforced from 10:00 PM to 8:00 AM. Good Neighbor Guidelines: City 'STR Good Neighbor Guidelines' are posted prominently inside the rental, detailing noise expectations. Rental Agreement: Guests must sign acknowledging penalties for noise ordinance violations. 3. Enforcement Action Plan Initial Noise Alert: Upon receiving a noise alert, the manager will contact the guest immediately via phone/text to remind them of the ordinance. Escalation: If noise continues, the manager will visit the property in person within 45 minutes. Platform Intervention: If guests are non-responsive or refuse to comply, Airbnb/VRBO will be contacted to resolve the issue. Police Notification: Persistent issues will result in notifying the Independence Police Department. 4. Trash & Outdoor Activity Control No outdoor loud gatherings, parties, or amplified sound systems allowed. Key Independence, MO Noise Regulations to Know Noise Limit: Generally, noise should not exceed 55dB(A) at residential property lines for certain commercial/entertainment uses, though general disturbance rules apply elsewhere. Prohibited Acts: Sounds that disturb a reasonable person or are plainly audible 25+ feet away on public property are violations. STR Requirements: Noise plans must include continuous monitoring devices and posted quiet hours.

Please provide your Trash Disposal & Collection Plan:



Service Provider: Specify the hired hauler -Teds Trash Schedule: List the specific pickup day - Thursday Mornings - 6:00am Guest Instructions: Procedures for guests to use proper receptacles and where to place them- Place carts at the curb by 5:00 a.m. Compliance: A statement ensuring guests follow the City's Good Neighbor Guidelines regarding noise and litter

Please provide all platforms that you plan to advertise on.



Airbnd

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 24, 2026

Case Number: 26-400-25

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: 3829 S Crane St

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Candice and Greg Moore

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

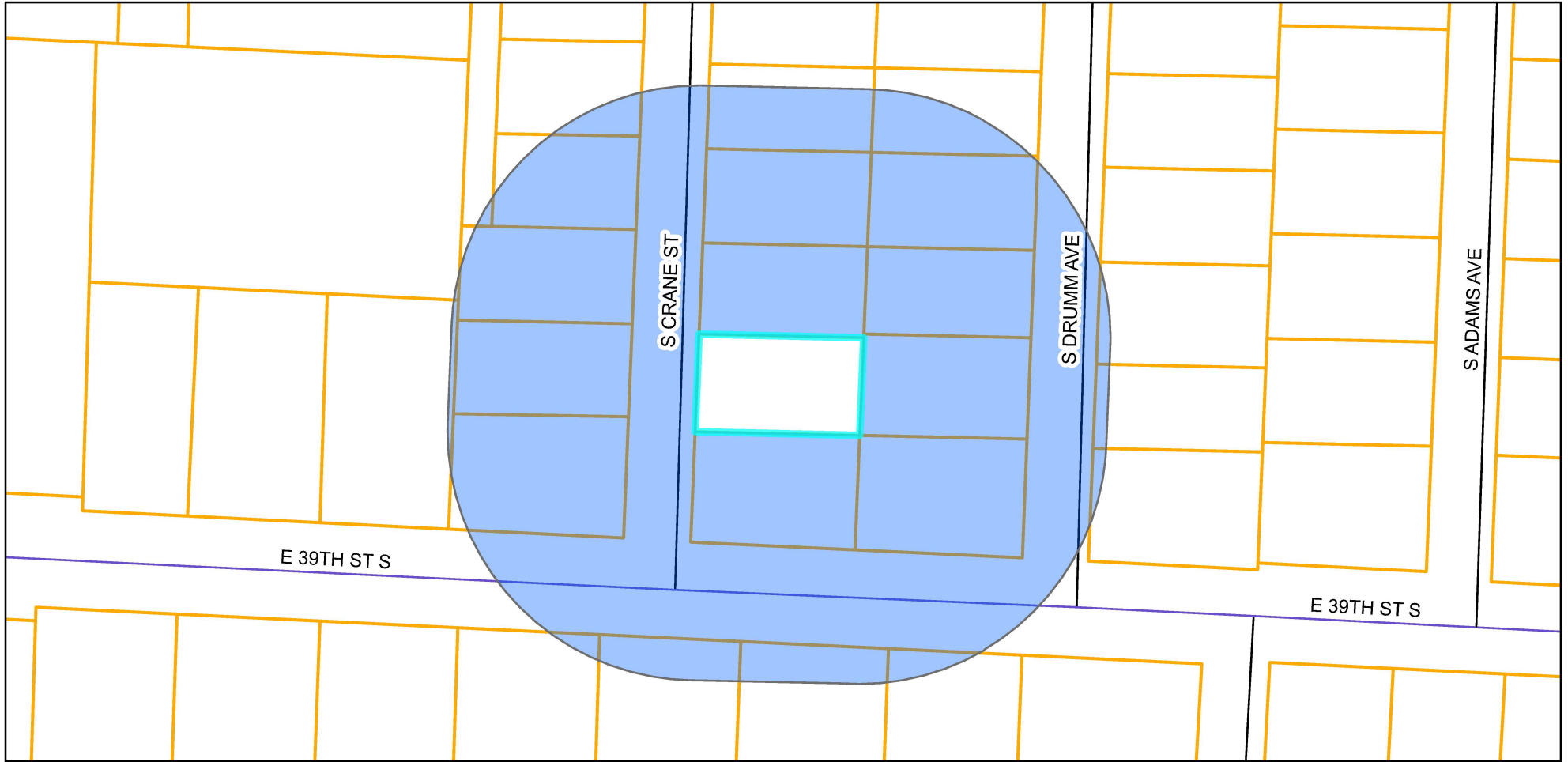
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
14705 E 39TH ST	MORALES KELLY L	14705 E 39TH ST	INDEPENDENCE	MO	64055
14709 E 39TH ST	SCAFE CAROLYN I	14709 E 39TH ST	INDEPENDENCE	MO	64055
14801 E 39TH ST	CHAFI DENNIS & ROBERTS SANDRA KAY	189 INDIAN SPRINGS DR	MOUNTAIN HOME	AR	72653
14805 E 39TH ST	EXCHANGE BANK OF MISSOURI	PO BOX 69	FAYETTE	MO	65246
14900 E 39TH ST	HOYT CAYSHA & HOYT CHELSA	14900 E 39TH ST S	INDEPENDENCE	MO	64055
33-120-09-46-00-0-00-000	CITY OF INDEPENDENCE	20201 E. JACKSON DRIVE	INDEPENDENCE	MO	64057
33-120-09-48-00-0-00-000	CITY OF INDEPENDENCE	20201 E. JACKSON DRIVE	INDEPENDENCE	MO	64057
3816 S DRUMM AVE	HEFLEY DANIEL L & TINA M	3816 DRUMM AVE	INDEPENDENCE	MO	64055
3817 S CRANE ST	DUPUIS DANIEL V	3817 S CRANE ST	INDEPENDENCE	MO	64055
3820 S CRANE ST	COOK MARY G	3820 S CRANE	INDEPENDENCE	MO	64055
3820 S DRUMM AVE	FRANKLIN STEPHEN & LAUREN	3820 S DRUMM AVE	INDEPENDENCE	MO	64055
3821 S CRANE ST	HORTON RONALD C & TRACY A	3821 S CRANE ST	INDEPENDENCE	MO	64055
3824 S CRANE ST	ETTINGER DAVID	3824 S CRANE STREET	INDEPENDENCE	MO	64055
3824 S DRUMM AVE	RS RENTAL I LLC	199 LAFAYETTE ST FL 7	NEW YORK	NY	10012
3825 S CRANE ST	PRETTEJOHN MICHAEL E & ANN C	3825 S CRANE ST	INDEPENDENCE	MO	64055
3825 S DRUMM AVE	CALVERTS EXPRESS REAL ESTATE CO LLC	13801 E US 40 HWY	INDEPENDENCE	MO	64055
3828 S CRANE ST	ROBERTS MEGAN & JACOB	3828 S CRANE ST	INDEPENDENCE	MO	64055
3828 S DRUMM AVE	MORALES VICKY SHARON	3828 S DRUMM AVE	INDEPENDENCE	MO	64055
3829 S DRUMM AVE	CLAY CHRISTINA R	3829 DRUMM AVE	INDEPENDENCE	MO	64055
3832 S CRANE ST	LEVOTA ANTHONY C JR	3832 S CRANE ST	INDEPENDENCE	MO	64055
3832 S DRUMM AVE	MARSHALL DON	3832 S DRUMM AVE	INDEPENDENCE	MO	64055
3833 S CRANE ST	ENGLAND LISA M & DAVID R	5124 SW MALLARD PT LEES	SUMMIT	MO	64082
3833 S DRUMM AVE	ELLIOTT RICHARD	3833 DRUMM AVE	INDEPENDENCE	MO	64055
3836 S CRANE ST	RANDALL DANIEL B	3836 S CRANE	INDEPENDENCE	MO	64050



Notification Area Map

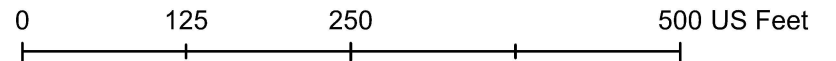
3829 S Crane St

Case #26-400-25



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-25


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.**

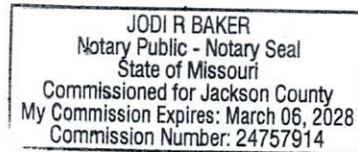
These notices were mailed on the 27 day of March, 2026.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27 day of March, 2026.


Notary Public

March 6, 2028
Commission Expiration Date



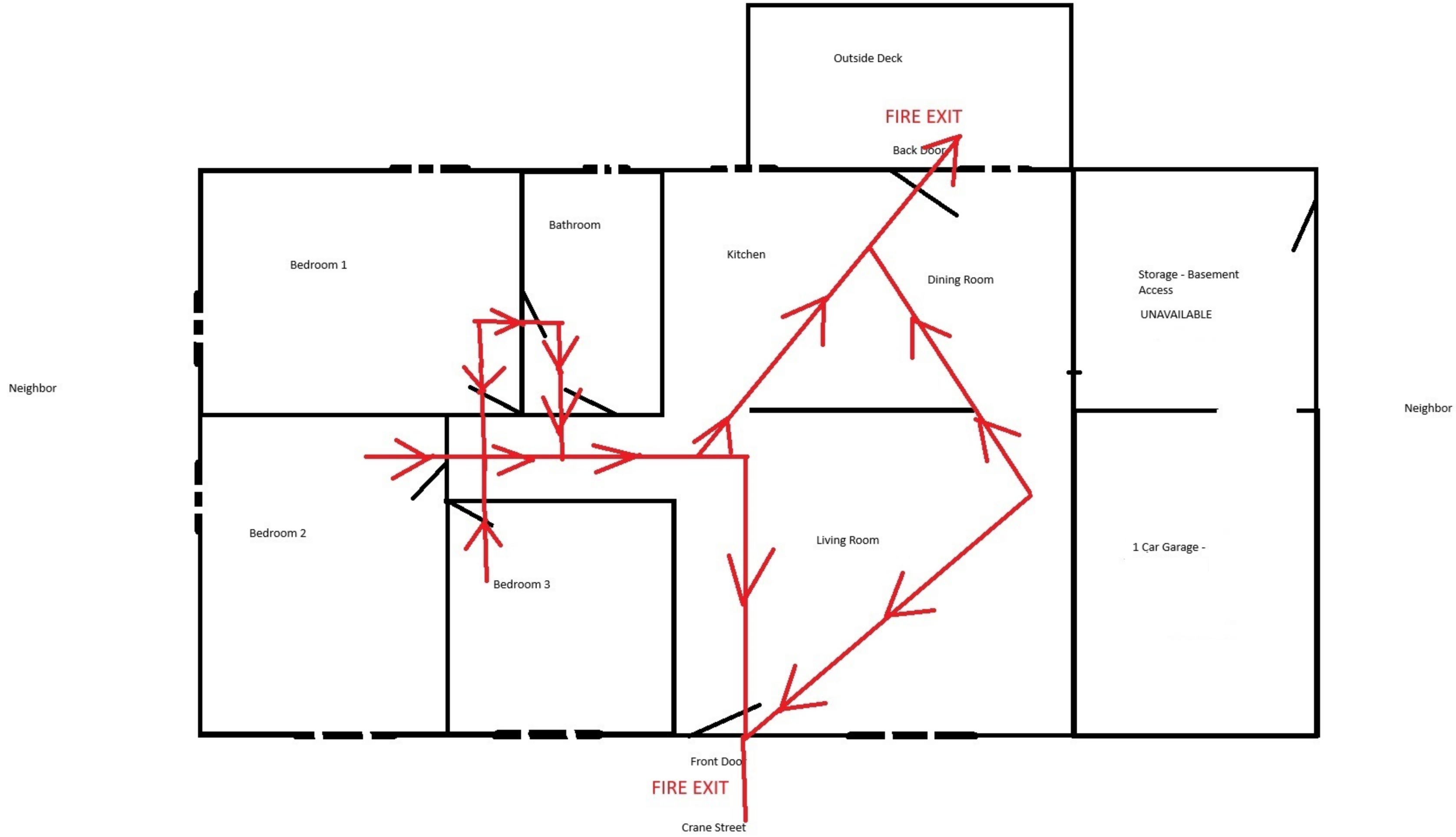
Back yard - Fenced

Floor Plan



Back yard - Fenced

Evacuation Plan



Bedroom 2

Bedroom 3

Living Room

1 Car Garage -

Front Door

Parking Plan

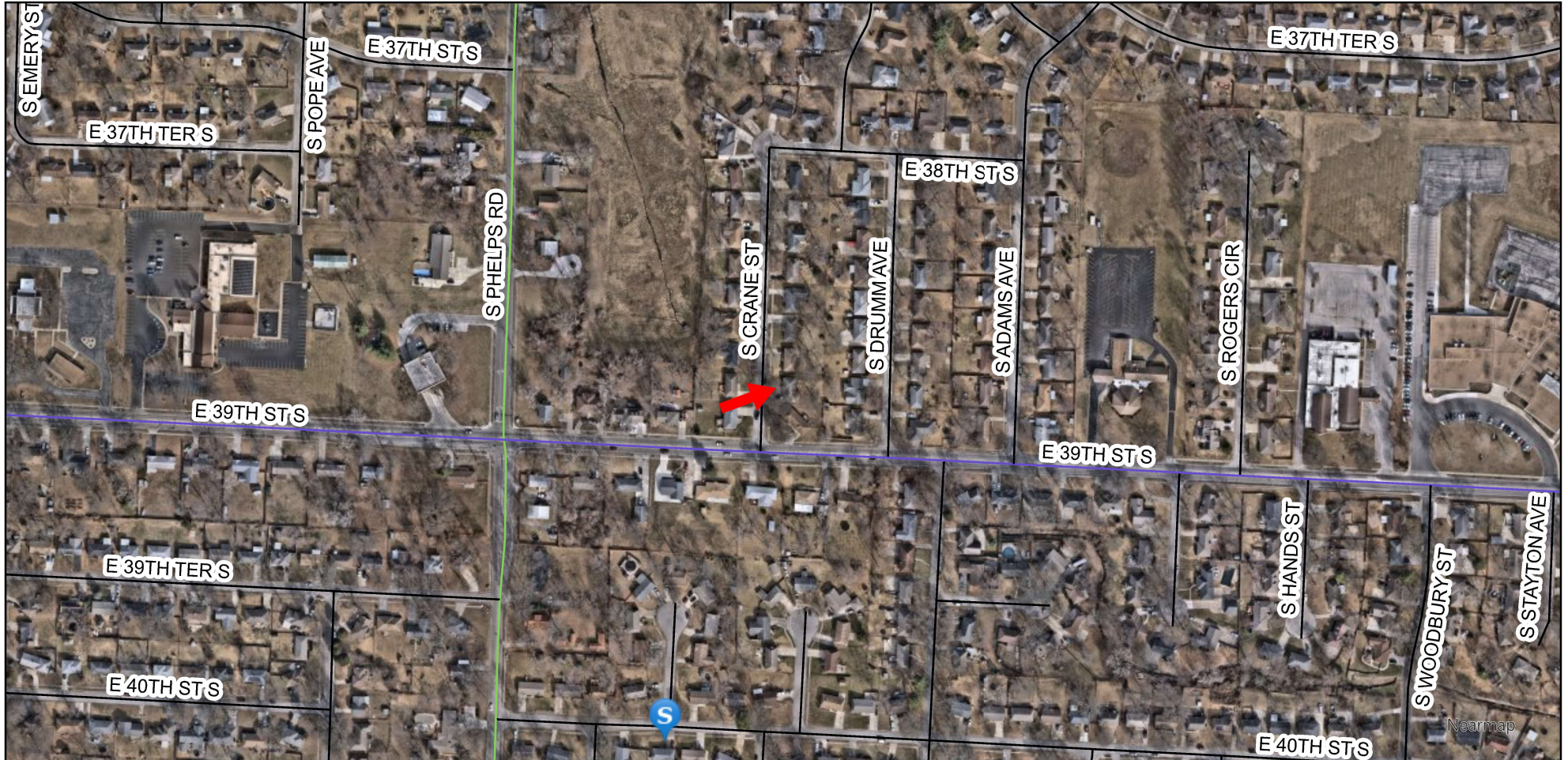
Paved Driveway -

Crane Street

Nearest Short Term Rental

3829 S Crane St

Case #26-400-25



Legend

-  Short Term Rentals
-  Subject Site

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3021 S Porter Rd

CASE NUMBER/REQUEST: **Case 26-400-26 – Short-Term Rental – 3021 S Porter Rd** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 3021 S Porter Rd

APPLICANT/OWNER: John Ross

APPLICANT ADDRESS: 12611 Cherokee Ln, Leawood, KS 66209

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

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 27, 2026
- Notification signs were posted on the property March 27, 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 3021 S Porter Rd

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 property was annexed into Independence in 1960 and is located within the Glendale Gardens subdivision recorded in 1961. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. The site has remained under a single-family zoning district classification since. Jackson County records indicate the dwelling was built in 1970.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 7,800 square feet in size. County records indicate the dwelling encloses +/-912 square feet of living area. The dwelling features ranch-style architecture, white lap siding, and a gable roof.

Characteristics of the Area:

The subject site is situated between Lee's Summit Road to the west and 291 Highway to the east. The surrounding neighborhood is characterized by single-family subdivisions of similar age and characteristics.

Parking:

A two-car wide driveway, approximately 30 feet in length, provides enough space for two vehicles without encroaching into the right-of-way. Including one street parking space, the site provides the minimum parking required 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.
- **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

3021 Porter Rd Independence MO 64055

STR License

Submitted

Application number

A00204

Application date

2026-02-13

Applicant name

John Ross

> Collapse details

Submitted

Send license

Edit

Property Address

3021 PORTER RD INDEPENDENCE MO 64055

Parcel Number

25930070300000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name
John

Last Name
Ross

Phone Number

Email

Mailing Address

Property Owner(s)

Property Owner #1

First Name
John

Last Name
Ross

Phone Number

Email

Mailing Address

Property Manager

First Name
John

Last Name
Ross

Phone Number

Email

Mailing Address

Responsible Agent

First Name
John

Last Name
Ross

Phone Number

Email

Mailing Address

Verification Documents

Floor Plan

[floor_plan_2026-02-13-181416.pdf](#)

Evacuation Plan

[fire_safety_2026-02-13-181416.pdf](#)

Parking Plan

[parking_spaces_2026-02-13-181416.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

2

What is your proposed total occupancy?

6

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

We will deploy a continuous, calibrated noise-monitoring device (e.g., dBA meter or equivalent) that operates at all times during guest occupancy, with the ability to alert us in the event of sustained exceedances beyond the residential night limits. Additionally, we prominently display inside the property on or near the front entry, within each bedroom, and in common-use areas a printed notice.

Please provide your Trash Disposal & Collection Plan: ^

The property will use a licensed hauler in Independence, for weekly curbside pickup, with containers placed at the curb by 6 a.m. and removed immediately after collection. All trash carts will be stored in the garage or a screened enclosure at all other times to comply with City Code and prevent outdoor storage violations.

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 26, 2026

Case Number: 26-400-26

Dear Property Owner:

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

Address of proposed Short-Term Rental: 3021 S Porter Rd

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: John Ross

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

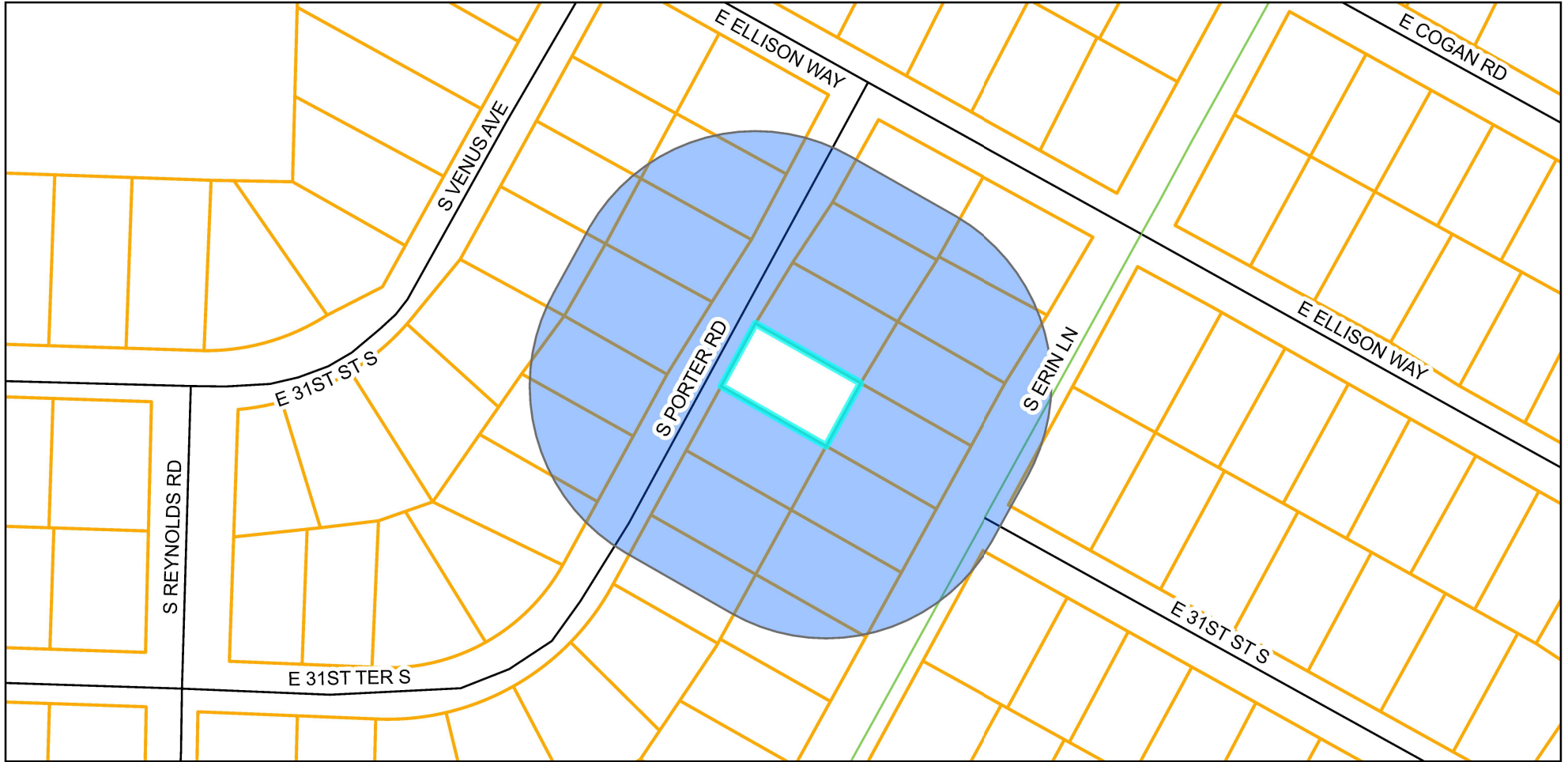
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
16600 E 31ST ST	BAINTER DALE W	16600 E 31ST ST	INDEPENDENCE	MO	64055
16601 E 31ST ST	MONTGOMERY BRIAN C	16601 E 31ST ST S	INDEPENDENCE	MO	64055
3008 S ERIN LN	WILSON BARRY	653 E 200 RD	OVERBROOK	KS	66524
3008 S PORTER RD	HARRIS WILLIAM & CLARA	3008 PORTER RD	INDEPENDENCE	MO	64055
3009 S PORTER RD	LONGENECKER JESSE JAY	3501 NW WINDBURN DR	BLUE SPRINGS	MO	64015
3012 S ERIN LN	STOEBICK KARL L	3012 ERIN LN	INDEPENDENCE	MO	64055
3012 S PORTER RD	STEWART CLARK O	3012 PORTER RD	INDEPENDENCE	MO	64055
3013 S PORTER RD	COURSEY WALTER & ANGELA	8201 BIG RIVER DR	RENO	NV	89506
3013 S VENUS AVE	LOVINGIER MICHAEL ALAN & SUSAN KAY	3013 S VENUS AVE	INDEPENDENCE	MO	64055
3016 S ERIN LN	HOLMAN CHRISTINA F & WILLIAM C	3016 ERIN LN	INDEPENDENCE	MO	64055
3016 S PORTER RD	SHIKLES RAYMOND O	3016 PORTER RD	INDEPENDENCE	MO	64055
3017 S PORTER RD	FONTEINSTAD 2 LLC	9000 LEES SUMMIT RD	KANSAS CITY	MO	64139
3017 S VENUS AVE	EIS JOSHUA S & RACHEL M	3017 VENUS ST	INDEPENDENCE	MO	64055
3020 S PORTER RD	JACOBS KELLY L	3020 PORTER RD	INDEPENDENCE	MO	64055
3021 S VENUS AVE	BR GPC JV LLC	2121 N CALIFORNIA BLVD STE 1010	WALNUT CREEK	CA	94596
3024 S PORTER RD	CROSS BOBBY D & JUDY A TRUSTEES	3024 PORTER RD	INDEPENDENCE	MO	64055
3025 S VENUS AVE	ATAGI KRISTEN L	3025 VENUS ST	INDEPENDENCE	MO	64055
3100 S ERIN LN	HENDLEY LISA F	3100 ERIN LN	INDEPENDENCE	MO	64055
3100 S PORTER RD	VALENCIA JOSE TRINIDAD GARCIA	3100 PORTER RD	INDEPENDENCE	MO	64055
3101 S PORTER RD	GEE LAURA	52 BEACH DR	BLUE SPRINGS	MO	64015
3104 S ERIN LN	HAGAR SHAN	5535 COUNTY ROAD 34	PLATTEVILLE	CO	80651
3104 S PORTER RD	SHAHAN DONALD W & SHIRLEY J	18702 E 18TH ST N	INDEPENDENCE	MO	64058
3105 S PORTER RD	M & M BROTHERS LLC	7818 WEBSTER	KANSAS CITY	KS	66109
3108 S ERIN LN	WALSH BRIAN	2840 SHADOW ROLL CT	GLENWOOD	MD	21738
3109 S PORTER RD	PARKER DONALD LEE	3109 PORTER RD	INDEPENDENCE	MO	64055
3112 S ERIN LN	BRYAN TRAVIS	3112 S ERIN LN	INDEPENDENCE	MO	64055



Notification Area Map

3021 S Porter Rd

Case #26-400-26



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-26

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 27 day of March, 2026.

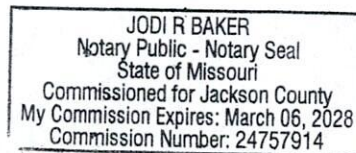
Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27 day of March, 2026.

Jodi R Baker

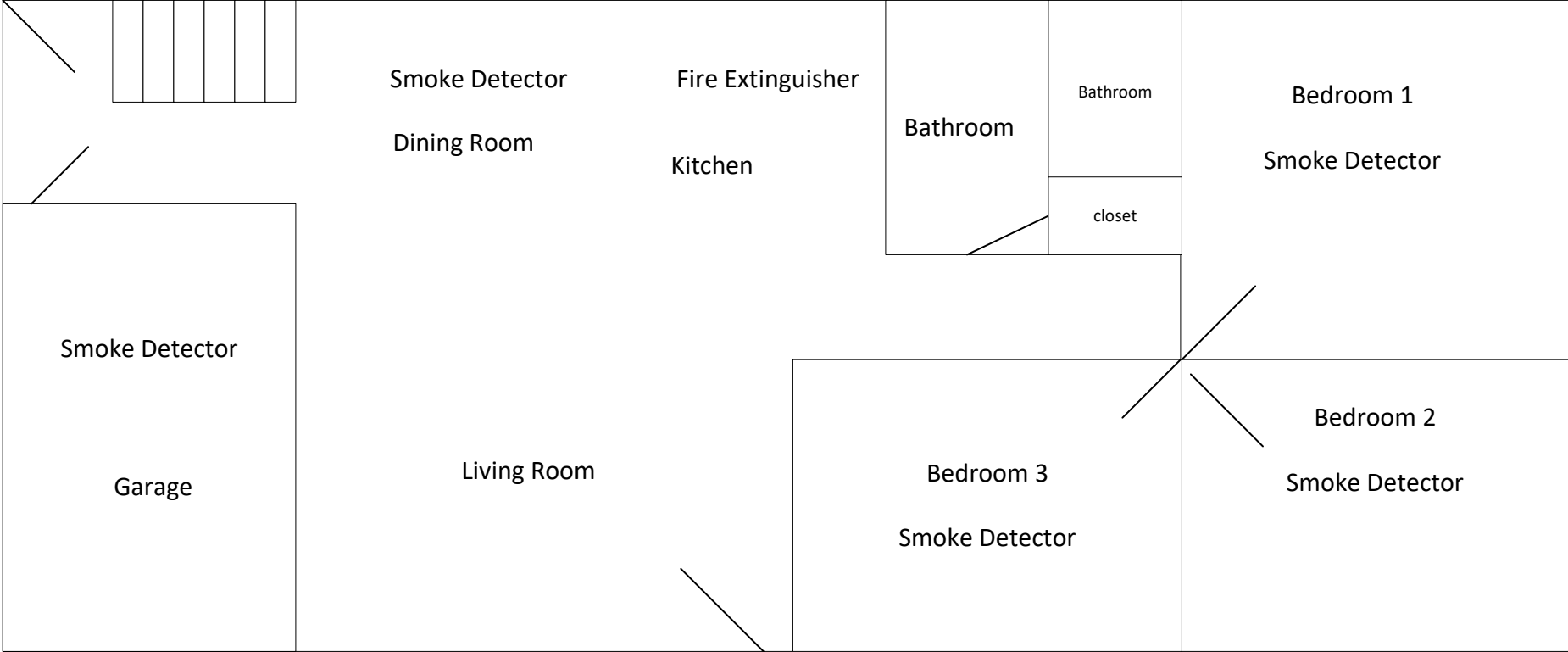
Notary Public



March 6, 2028

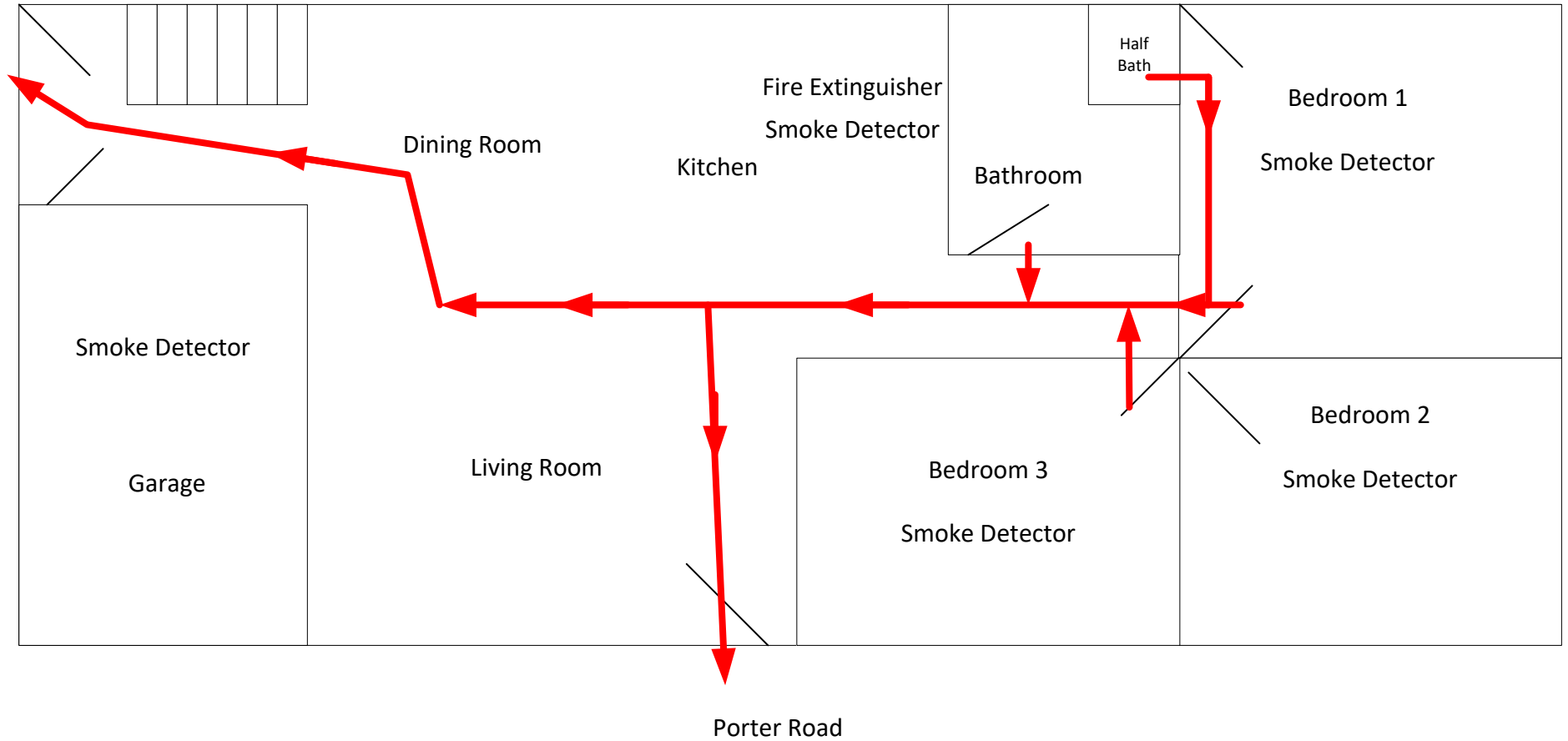
Commission Expiration Date

Floor Plan



Porter Road

Floor Plan

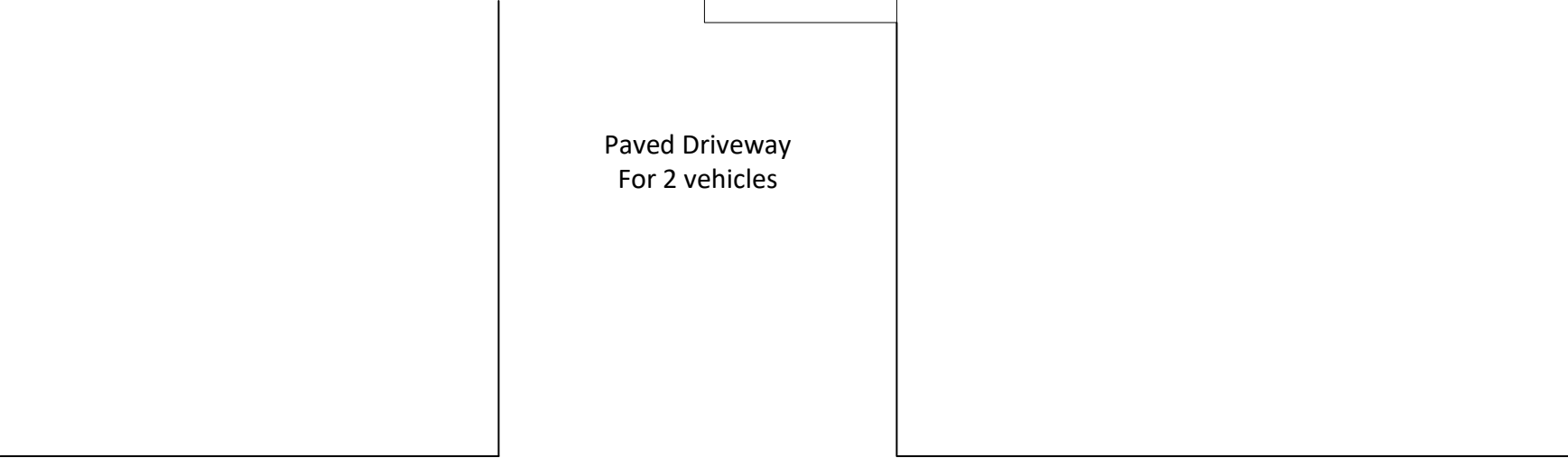


Parking Plan



1 Car
Garage

Paved Driveway
For 2 vehicles



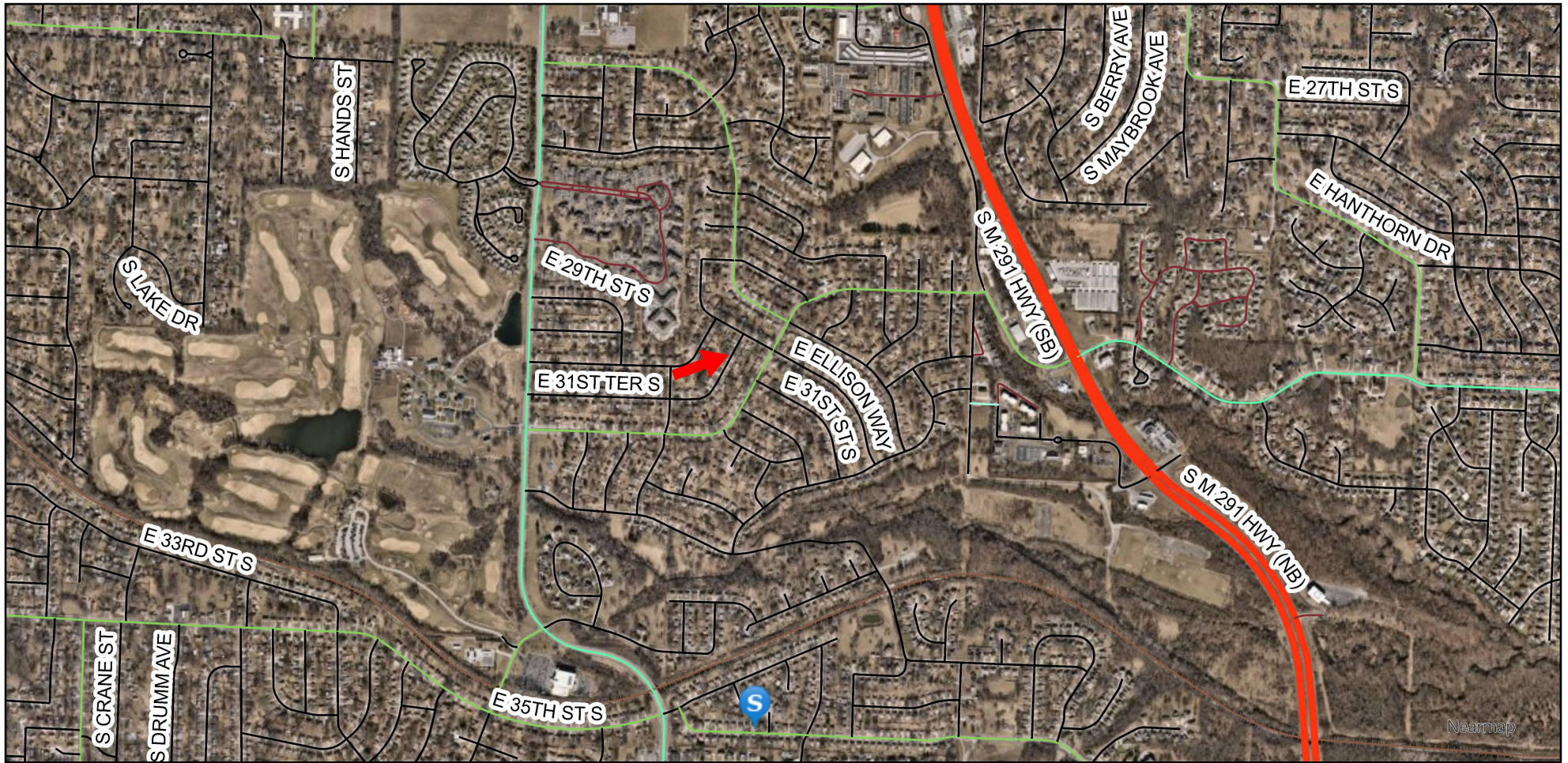
Porter Road



Nearest Short Term Rental

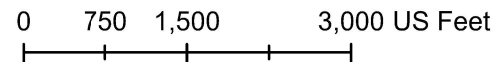
3021 S Porter Rd

Case #26-400-26



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 12717 E 48th St S

CASE NUMBER/REQUEST: **Case 26-400-27 – Short-Term Rental – 12717 E 48th St S** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 12717 E 48th St S

APPLICANT/OWNER: Maria Leathers

APPLICANT ADDRESS: 12717 E 48th St S

SUBJECT PROPERTY ZONING/LAND USE: R-6/PUD (Single-Family Residential/Planned Unit Development)/Single-Family Residential

SURROUNDING ZONINGS/LAND USES:

N: R-6/PUD / Condominiums

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

E: R-6/PUD / Single-Family Residential

W: R-6/PUD / Single-Family Residential

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 27, 2026
- Notification signs were posted on the property March 27, 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 four (4) adults 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 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 12717 E 48th St S

Current Zoning: R-6/PUD **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 property was annexed into Independence in 1956. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification. In 2006, the city council adopted ordinance no. 16386, approving a final plat for Voorheis Vale PUD Condominiums, 1st Plat. The Voorheis Vale subdivision was platted in 18 phases, each successive phase having been recorded up until 2019. The subject site was constructed in 2016.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 6,500 square feet in size. County records indicate the dwelling encloses +/- 1,600 square feet of living area. The dwelling features ranch-style architecture, with a façade composed of stone and lap siding.

Characteristics of the Area:

The surrounding neighborhood is part of the same Voorheis Vale planned unit development. The development features a variety of housing types including detached, single-family homes, and condominium-style, multi-family dwellings. The streets in the development are privately owned and maintained by the subdivision.

Parking:

A two-car wide driveway, approximately 45 feet in length, provides enough space for two vehicles without encroaching into the street. The site provides at least the minimum parking required 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 trash is collected on a weekly basis in the subdivision.
- **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 two-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

12717 E 48Th St S Independence MO 64055

STR License

Submitted

Application number

A00206

Application date

2026-02-14

Applicant name

Maria Leathers

> Collapse details

Submitted

Send license

Edit

Property Address

12717 E 48TH ST S INDEPENDENCE MO 64055

Parcel Number

33440013900000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Maria

Last Name

Leathers

Phone Number

[Redacted]

Email

[Redacted]

Mailing Address

[Redacted]

Property Owner(s)

Property Owner #1

First Name

Maria

Last Name

Leathers

Phone Number

[Redacted]

Email

[Redacted]

Mailing Address

[Redacted]

Property Manager

First Name

Maria

Last Name

Leathers

Phone Number

816-616-0138

Email

[Redacted]

Mailing Address

[Redacted]

Responsible Agent

First Name

Maria

Last Name

Leathers

Phone Number

816-616-0138

Email

[Redacted]

Mailing Address

[Redacted]

Verification Documents

Floor Plan

[floor_plan_2026-02-15-025020.jpeg](#)

Evacuation Plan

[fire_safety_2026-02-15-025020.jpeg](#)

Parking Plan

[parking_spaces_2026-02-15-025020.jpeg](#)

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?

2

Is street parking allowed?

No

Please provide your Noise Management Plan:

Signs will be posted throughout the unit stating NO loud music after 9pm every night NO parties allowed.

Please provide your Trash Disposal & Collection Plan:

Trash is collected weekly by a contractor trash company every Thursday morning, cans are located in garage, take can to curb and return after trade is collected

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

Booking.com, 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 26, 2026

Case Number: 26-400-27

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: 12717 E 48th St S

Total Maximum occupancy: Four (4) guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Maria Leathers

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

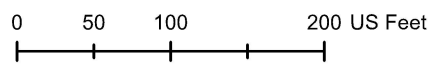
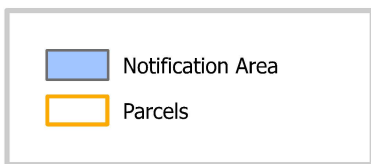
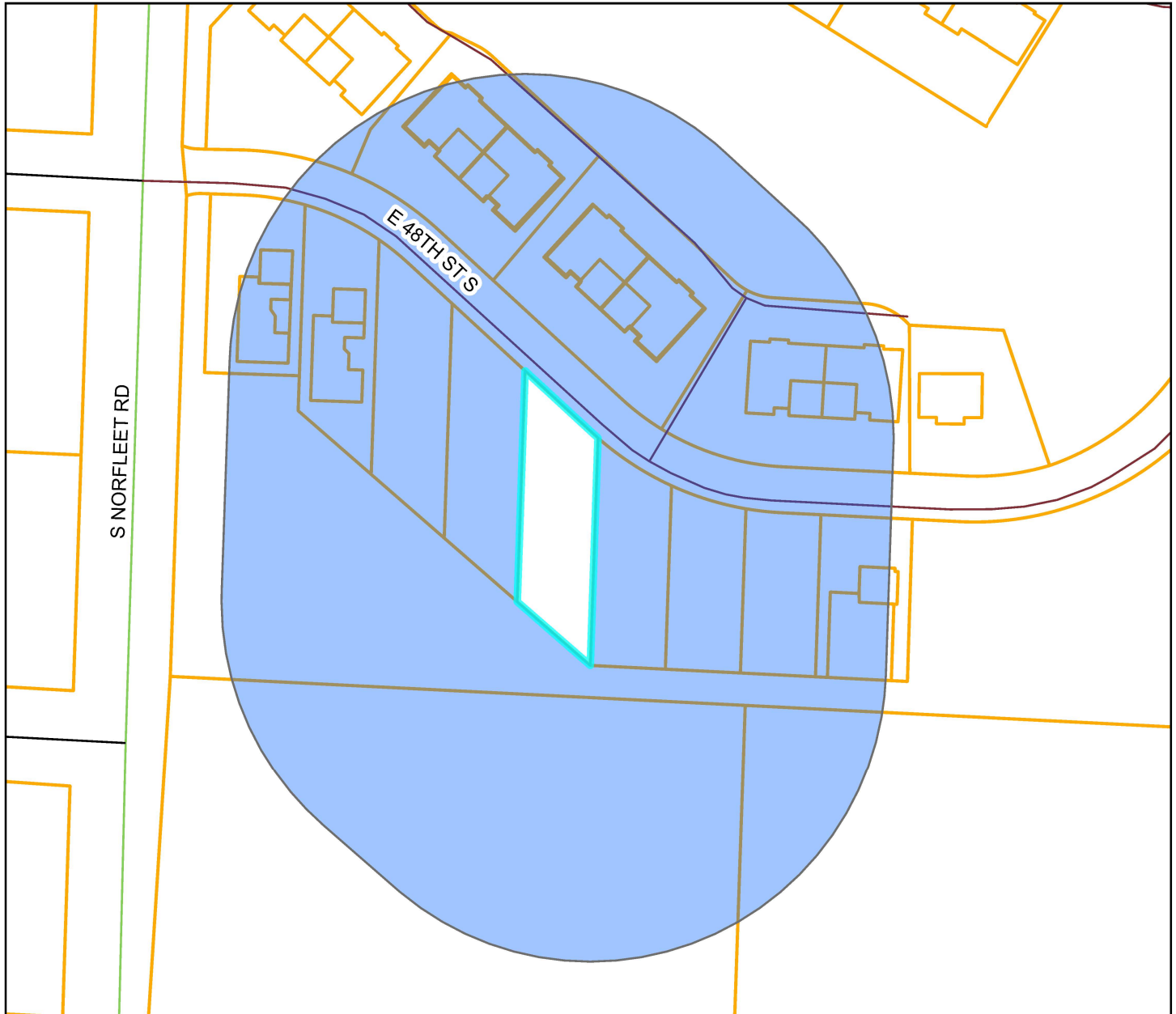
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
12701 E 48TH ST P1	BOWERS WILLIAM H SR & CAROL A	4200 LITTLE BLUE PKWY	INDEPENDENCE	MO	64057
12705 E 48TH ST	WALKER CUSTOM HOMES LLC	PO BOX 3194	INDEPENDENCE	MO	64051
12705 E 48TH ST P2	MERCER MARY R-TRUSTEE	12705 E 48TH ST S	INDEPENDENCE	MO	64055
12708 E 48TH ST Q15UL	THE PADEN FAMILY TRUST DATED OCTOBER 7TH 2005	12708 E 48TH ST S	INDEPENDENCE	MO	64055
12709 E 48TH ST P3	PUGH ERICKA	12709 E 48TH ST	INDEPENDENCE	MO	64055-5693
12710 E 48TH ST Q15UR	DANN REBECCA	12710 E 48TH ST S	INDEPENDENCE	MO	64055
12712 E 48TH ST Q15LL	SMITH JULIA ANNE	12712 E 48TH ST S	INDEPENDENCE	MO	64055
12713 E 48TH ST P4	DIECKMANN KENT D & JANET V	12713 E 48TH ST S	INDEPENDENCE	MO	64005
12714 E 48TH ST Q15LR	ROSS LORETTA	4127 GOLDEN WHEAT DR	SAINT CHARLES	MO	63304-1634
12716 E 48TH ST Q16UL	MAY TONIE JEAN & SAYLES KIM MICHELLE	12716 E 48TH ST S	INDEPENDENCE	MO	64055
12718 E 48TH ST Q16UR	NEIN PATRICK & SIMION ANGELA	12718 E 48TH ST S	INDEPENDENCE	MO	64055
12720 E 48TH ST Q16LL	CHINNERY LORI E	12720 E 48TH ST S	INDEPENDENCE	MO	64055
12721 E 48TH ST P6	DUNLAP HERBERT R & VIRGIE B	12721 E 48TH ST S	INDEPENDENCE	MO	64055
12722 E 48TH ST Q16LR	PATRICIA PATRICK	12722 E 48TH ST S	INDEPENDENCE	MO	64055
12800 E 48TH ST Q17	KOZLOWSKI LAURA M & EDWARD J	12800 E 48TH ST S	INDEPENDENCE	MO	64055
12801 E 48TH ST P7	SCIOTO PROPERTIES SP-16 LLC	160 E OLENTANGY ST	POWELL	OH	43065
12802 E 48TH ST Q17	BARTELS JACQUELINE A	12802 E 48TH ST S	INDEPENDENCE	MO	64055
12804 E 48TH ST Q17	WHETSEL MARGARET L	12804 E 48TH ST S	INDEPENDENCE	MO	64055
12805 E 48TH ST	RUESTER CYNTHIA	12805 E 48TH ST S	INDEPENDENCE	MO	64055
12806 E 48TH ST Q17	HILTON JAMES B	128706 E 48TH ST Q17	INDEPENDENCE	MO	64055
12809 E 48TH ST P9	RIVER FIELD PROPERTIES LLC	312 SW MARKET ST	LEES SUMMIT	MO	64063
4845 S NORFLEET RD	SACRED REFUGE INSPIRATIONAL MINISTRIES	4845 S NORFLEET RD	INDEPENDENCE	MO	64055
CA RESIDENTIAL	VOORHEIS VALE CONDOMINIUM ASSOCIATION	2134 NW 7 HWY	BLUE SPRINGS	MO	64014
CA RESIDENTIAL	WALKER CUSTOM HOMES LLC	PO BOX 3194	INDEPENDENCE	MO	64051
CA RESIDENTIAL	WALKER CUSTOM HOMES LLC	701 NE WOODS CHAPEL RD	LEES SUMMIT	MO	64064
NO ADDRESS ASSIGNED BY CITY	VOORHEIS VALE CONDOMINIUM ASSOCIATION	9230 PFLUMM RD	LENEXA	KS	66215

Notification Area Map

12717 E 48th St S

Case #26-400-27



Prepared For: Planning Commission
Meeting Date: April 14, 2026

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-27

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 27 day of March, 2026.

Chelsea Wright
Signature of Agent, Owner or Attorney

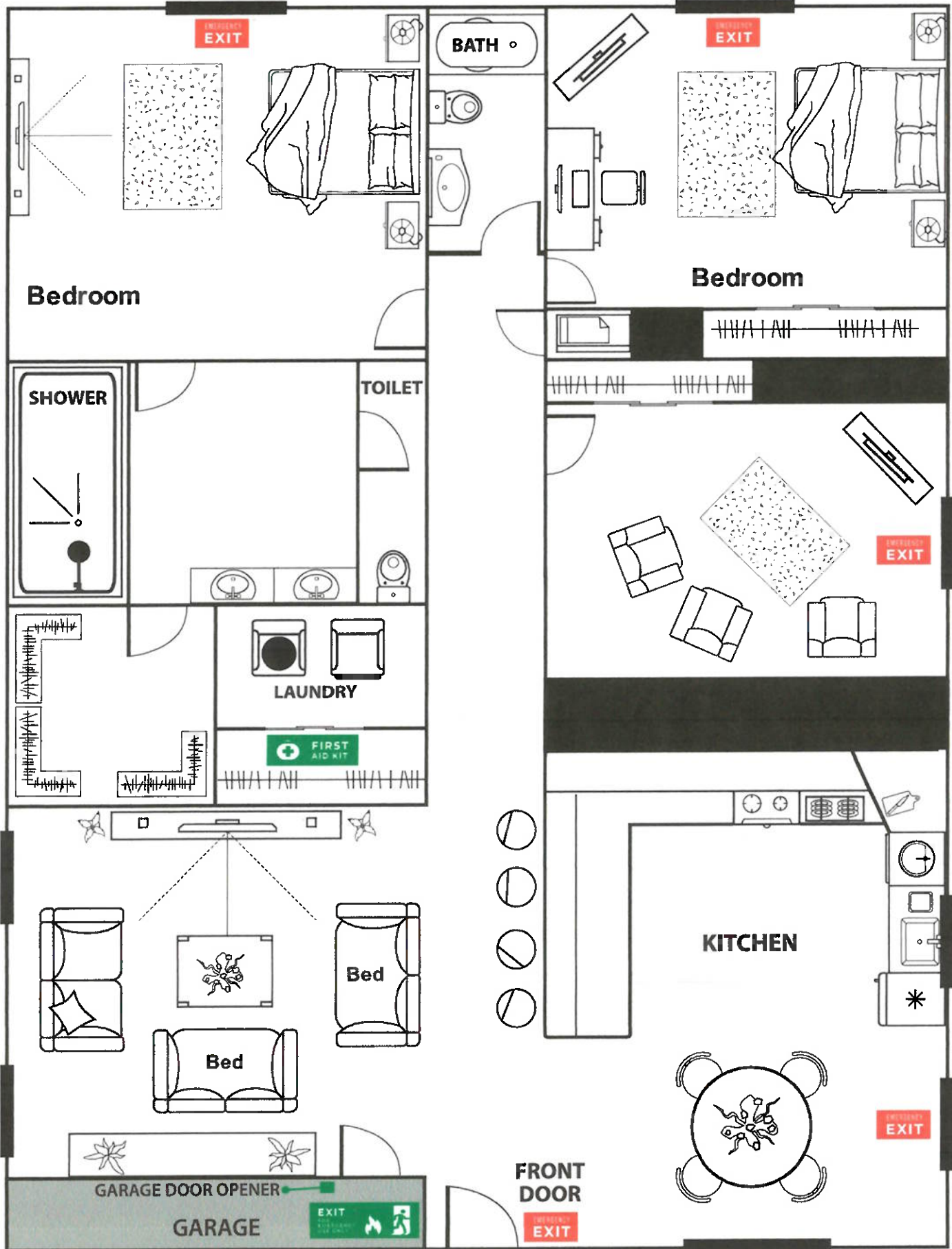
Subscribed and sworn to before me this 27 day of March, 2026.

Jodi R Baker
Notary Public

JODI R BAKER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24757914

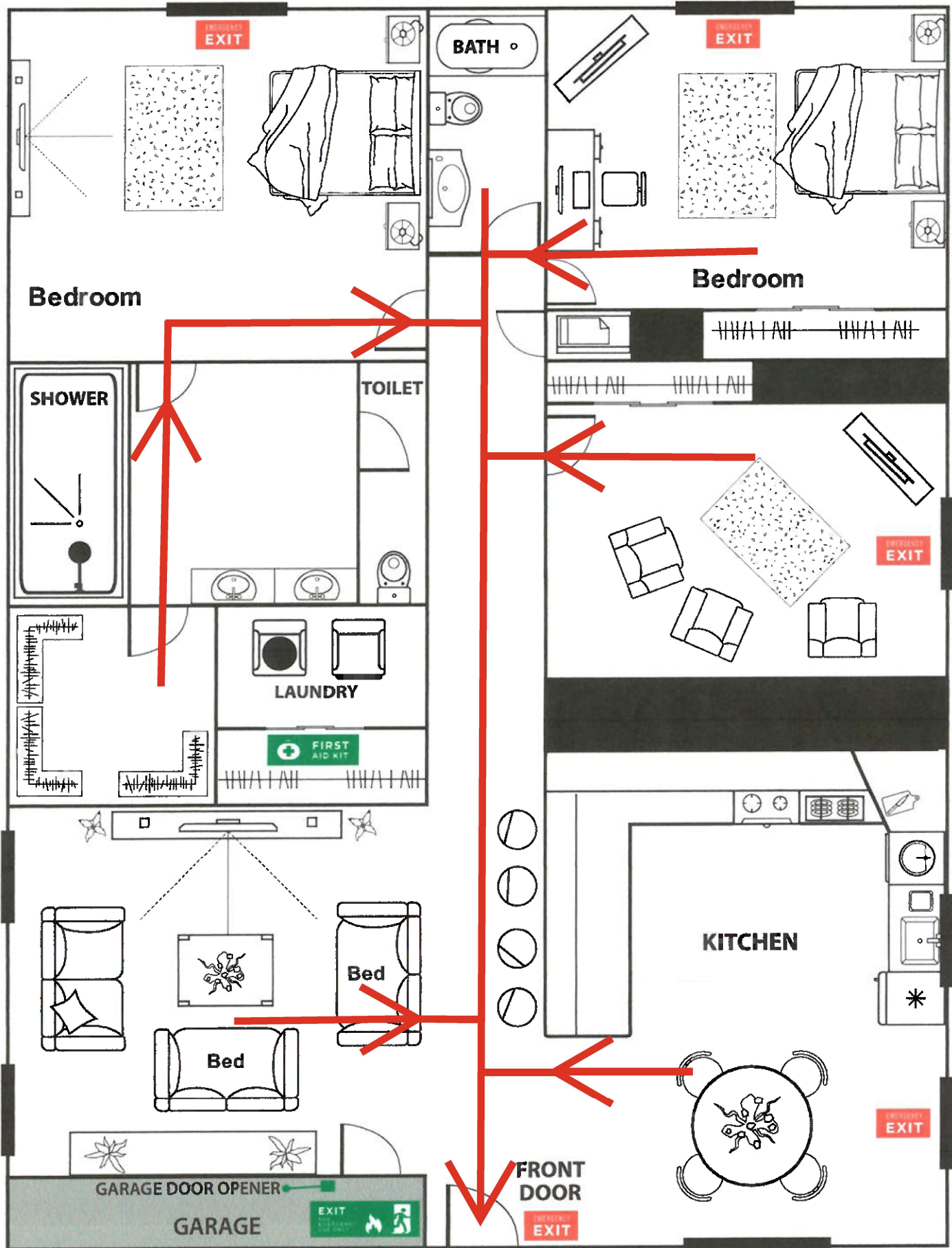
March 6, 2028
Commission Expiration Date

Evacuation Floor Plan



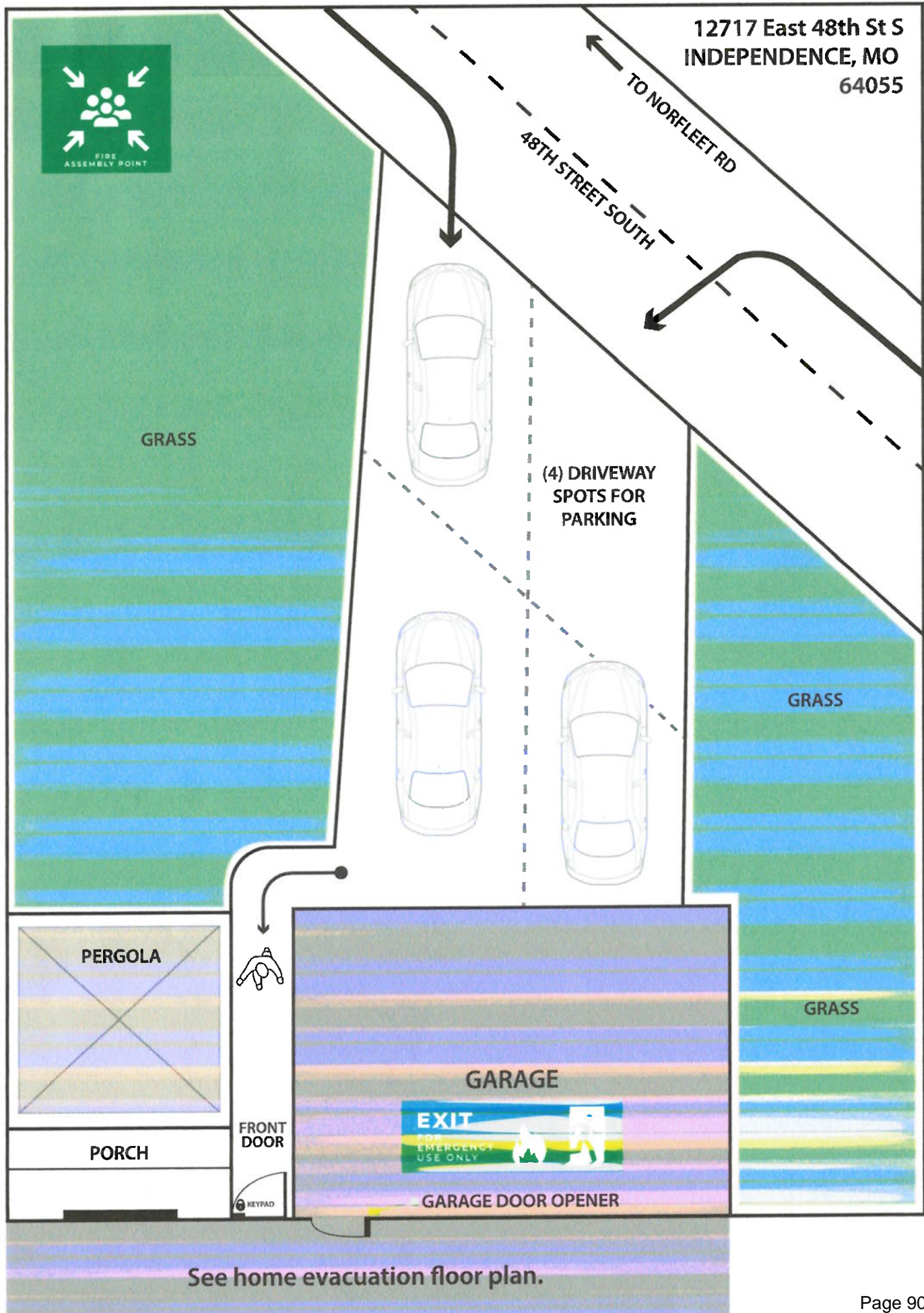
12717 E 48TH ST South, Independence Mo, 64055

Evacuation Floor Plan



12717 E 48TH ST South, Independence Mo, 64055

PARKING MAP

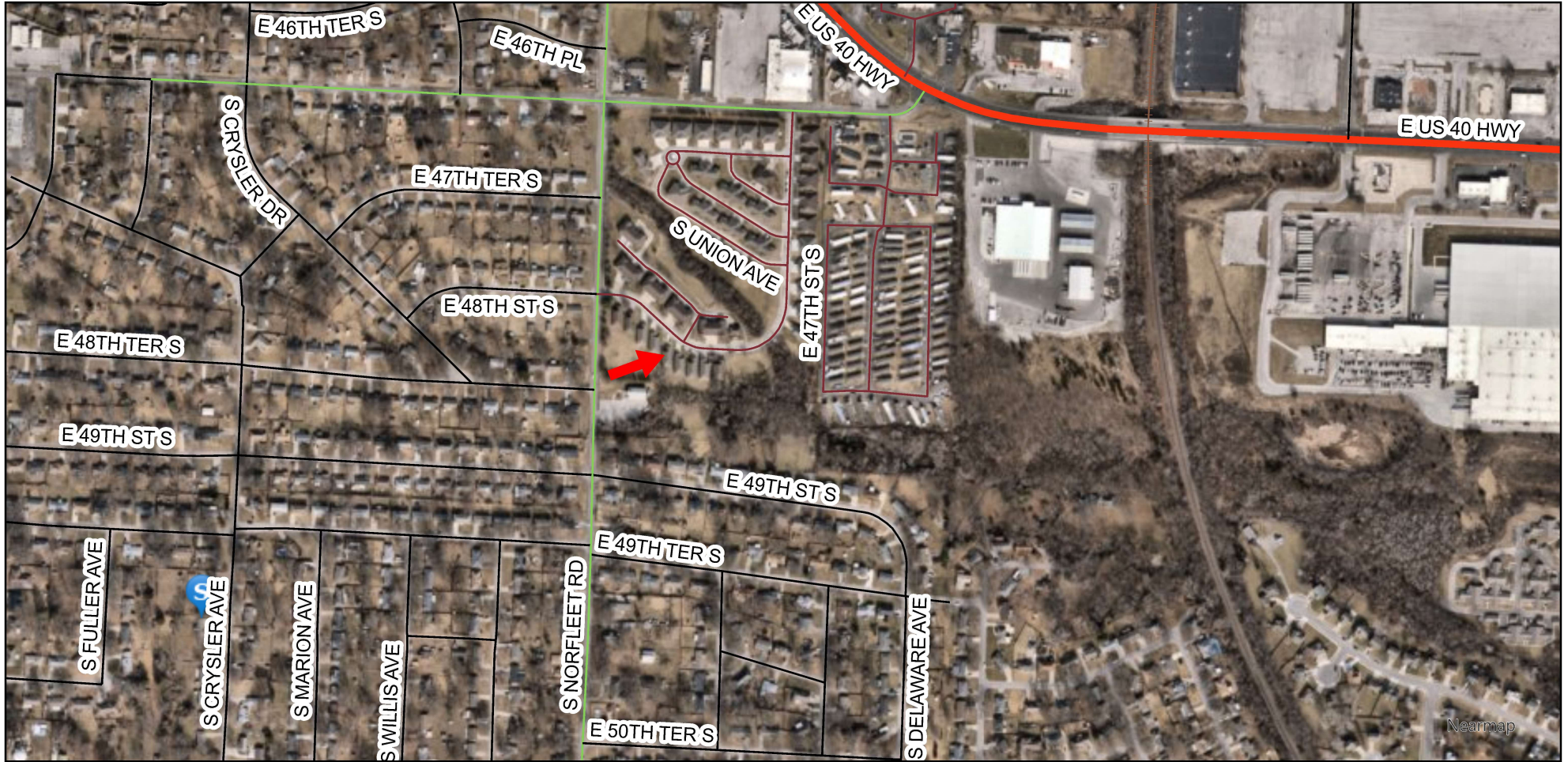


See home evacuation floor plan.

Nearest Short Term Rental

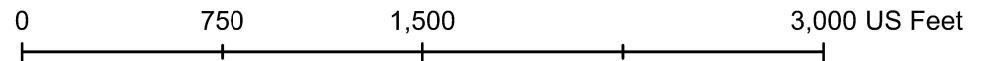
12717 E 48th St S

Case #26-400-27



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 1526 E Hayward Ave

CASE NUMBER/REQUEST: **Case 26-400-33 – Short-Term Rental – 1526 E Hayward Ave** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 1526 E Hayward Ave

APPLICANT/OWNER: Ginny Weatherman

APPLICANT ADDRESS: 9154 W 194th Terr, Bucyrus, KS 66013

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

SURROUNDING ZONINGS/LAND USES:

- N:** R-12 (Two-Family Residential) / Vacant Land
- S:** R-12 (Two-Family Residential) / Single-Family Residential
- E:** R-12 (Two-Family Residential) / Single-Family Residential
- W:** R-12 (Two-Family Residential) / Single-Family Residential

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 27, 2026
- Notification signs were posted on the property March 27, 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 1526 E Hayward Ave

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

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 use this property as a Short-Term Rental.

Property History:

The property was annexed into Independence in 1960. Jackson County records indicate the dwelling was constructed in that same year. Upon adoption of the zoning ordinance, in 1965, the property was designated a two-family zoning classification. And the property has held that zoning classification since.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 20,000 square feet in size. County records indicate the dwelling encloses +/- 960 square feet of living area. The dwelling features ranch-style architecture, with a façade composed of lap siding, a hipped roof, and a generous front porch.

Characteristics of the Area:

The surrounding neighborhood is characterized by large-lot, single-family residences of similar age and characteristics.

Parking:

A two-car wide driveway, approximately 45 feet in length, provides enough space for four vehicles without encroaching into the street. The site provides at least the minimum parking required 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.
- **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 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

1526 E Hayward Ave Independence MO 64050

STR License

Submitted

Application number

A00214

Application date

2026-02-22

Applicant name

Ginny Weatherman

> Collapse details

Submitted

Send license

Edit

Property Address

1526 E HAYWARD AVE INDEPENDENCE MO 64050

Parcel Number

26610030700000000

Permit Held By
Owner

Rental Structure
Single family

Permit Holder

First Name	Last Name	Phone Number	Email	Mailing Address
Ginny	Weatherman	[REDACTED]	[REDACTED]	[REDACTED]

Property Owner(s)

Property Owner #1	First Name	Last Name	Phone Number	Email	Mailing Address
	Ginny	Weatherman	[REDACTED]	[REDACTED]	[REDACTED]

Property Manager

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Ginny	Weatherman	n/A	[REDACTED]	[REDACTED]	[REDACTED]

Responsible Agent

First Name	Last Name	Phone Number	Email	Mailing Address
Ginny	Weatherman	[REDACTED]	[REDACTED]	[REDACTED]

Verification Documents

Floor Plan	Evacuation Plan	Parking Plan
floor_plan_2026-02-22-175003.pdf	fire_safety_2026-02-22-175003.pdf	parking_spaces_2026-02-22-175003.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?

Yes

Please provide your Noise Management Plan:

Short-Term Rental: Noise Management Plan Property Address: 1526 E. Hayward Ave, Independence, Mo 64050 Permit Number: Pending 1. Noise Monitoring Equipment To ensure continuous compliance with City Ordinance 14-424-17, this property utilizes a continuous noise monitoring system. Device Type: Minut Location(s): Main Living Area Function: These devices measure decibel levels (sound pressure) only. They do not record audio, private conversations, or video, ensuring guest privacy is maintained while protecting the neighborhood from excessive noise. Alert System: If noise levels exceed the pre-set threshold of 55 dba for more than 10 minutes, the Property Manager is alerted immediately to contact the guest and resolve the issue. 2. Designated Quiet Hours In accordance with local standards and to preserve the character of the neighborhood, the following quiet hours are strictly enforced: Quiet Hours: 10:00 PM 8:00 AM (Daily) Expectation: During these times, noise should not be audible at the property line. All outdoor gatherings must move indoors and be kept below 42 dBA.

should be lowered. 3. On-Site Guest Notification This Noise Management Plan, including the quiet hours and penalty disclosures, is prominently posted in the following location(s) within the home: Framed signage in the entryway The "House Rules" section of the Guest Welcome Binder 4. Penalties for Violation Guests are legally obligated to adhere to the City of Independence noise ordinance. Failure to comply will result in the following actions: 1. First Warning: Immediate text/phone call to the guest to reduce volume. 2. Second Warning: In-person visit by property management and a formal report filed. 3. Fines/Eviction: Guests are responsible for any citations or fines issued by the City. Per the rental agreement, excessive noise violations may result in immediate termination of the stay without a refund of the security deposit or rental fees.

Please provide your Trash Disposal & Collection Plan: ^

Short-Term Rental: Trash Disposal & Collection Plan Property Address: 1526 E. Hayward Ave., Independence, MO 64050 Permit Number: Pending 1. Responsible Agent Information Per City Ordinance, the following individual is the designated Responsible Agent. They are available 24/7 and can be on-site within 60 minutes. Name: Ginny Weatherman Phone: 314-327-8532 Email: weathermanginny@gmail.com 2. Licensed Waste Collector Information In accordance with City Ordinance 14-424-19, this property utilizes: Service Provider: Teds Trash Service Collection Day: Wednesday Required Set-out Time: 6:00 AM Wednesday 3. Storage and Containment Plan To ensure compliance with City Code regarding public view: Non-Collection Days: All receptacles are stored inside the garage, completely screened from the street. Collection Window: Bins move to the curb no earlier than 6:00 PM Tuesday and must return to the garage by 8:00 PM Wednesday. 4. Enhanced Recycling Program On-site recycling containers do not go to the curb. General & Glass Recycling: Separate bins are provided inside the unit for Plastics (#1 & #2), Cardboard, Paper, Metal, and Glass. Manager Pickup: Due to hauler restrictions (no glass), the Responsible Agent or Cleaning Staff personally transports recyclables to a certified center during turnover. 5. Guest & Management Responsibilities During Guest Stay: If staying Tuesday night/Wednesday morning, guests must place the bin at the curb by 6:00 AM Wednesday. If staying Wednesday night, guests must return the bin to the garage by 8:00 PM Wednesday. Wednesday Check-Outs: Guests are responsible only for curb placement. The Responsible Agent will return the bin to the garage by 8:00 PM. Turnover & Vacancy: Management handles all bin movement if the unit is vacant. Trash Bagging: All refuse must be securely bagged. Loose bags outside bins are prohibited. Posting: These instructions and the Responsible Agents info are posted in the Kitchen and the Guest Welcome Binder.

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

Airbnb, VRBO, Booking.com, furnishedfinder.com, facebook marketplace, craigslist, Corporate Housing by Owner (CHBO), BringFido,

Possible Violations

We found no violations for this property

Add Note

Notes

Add



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: March 25, 2026

Case Number: 26-400-33

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: 1526 E. Hayward Avenue

Total Maximum occupancy: Six (6) adult guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Ginny Weatherman

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

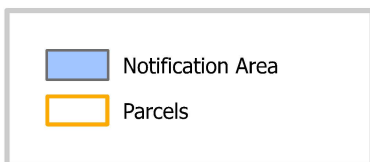
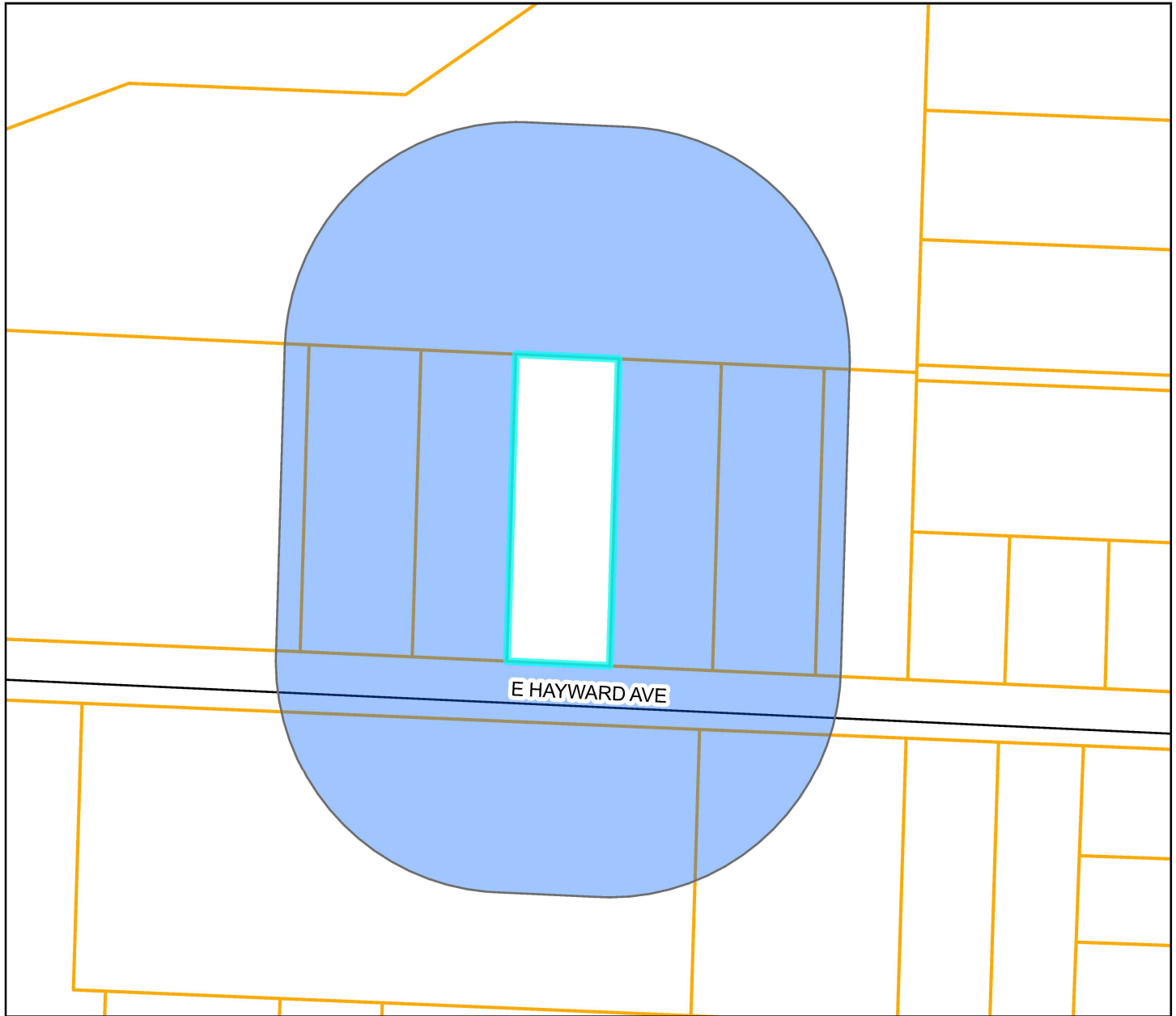
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1520 E HAYWARD AVE	GOOCH MARK O & WANDA S	1520 E HAYWARD	INDEPENDENCE	MO	64050
1530 E HAYWARD AVE	SUNDBERG ERIC P	1601 S ELLISON WAY	INDEPENDENCE	MO	64050
1535 E HAYWARD AVE	FRANCIS DAWN	1413 N HOLLAND DR	INDEPENDENCE	MO	64056
1527 E HAYWARD AVE	HOWEN ALLEN D & TERRY E	1527 E HAYWARD AVE	INDEPENDENCE	MO	64050
1528 E HAYWARD AVE	CASE LANCE K-TRUSTEE	PO BOX 2032	FORT RILEY	KS	66442-0032
1524 E HAYWARD AVE	BRUBECK AARON & CHRISTINA	1524 E HAYWARD	INDEPENDENCE	MO	64050
1413 E PACIFIC AVE	SCHENK AMANDA J	416 N RIVER BLVD	INDEPENDENCE	MO	64050
1522 E HAYWARD AVE	WIEMANN SUSAN L	1522 E HAYWARD AVE	INDEPENDENCE	MO	64050
1532 E HAYWARD AVE	MURPHY JOHN	608 SW TRAILPARK CIR	LEES SUMMIT	MO	64081

Notification Area Map

1526 E Hayward Ave

Case #26-400-33



0 50 100 200 US Feet



Prepared For: Planning Commission
Meeting Date: April 14, 2026

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-33

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.**

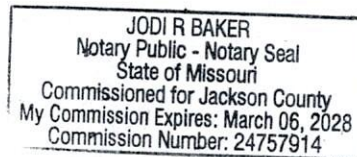
These notices were mailed on the 27 day of March, 2026.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27 day of March, 2026.

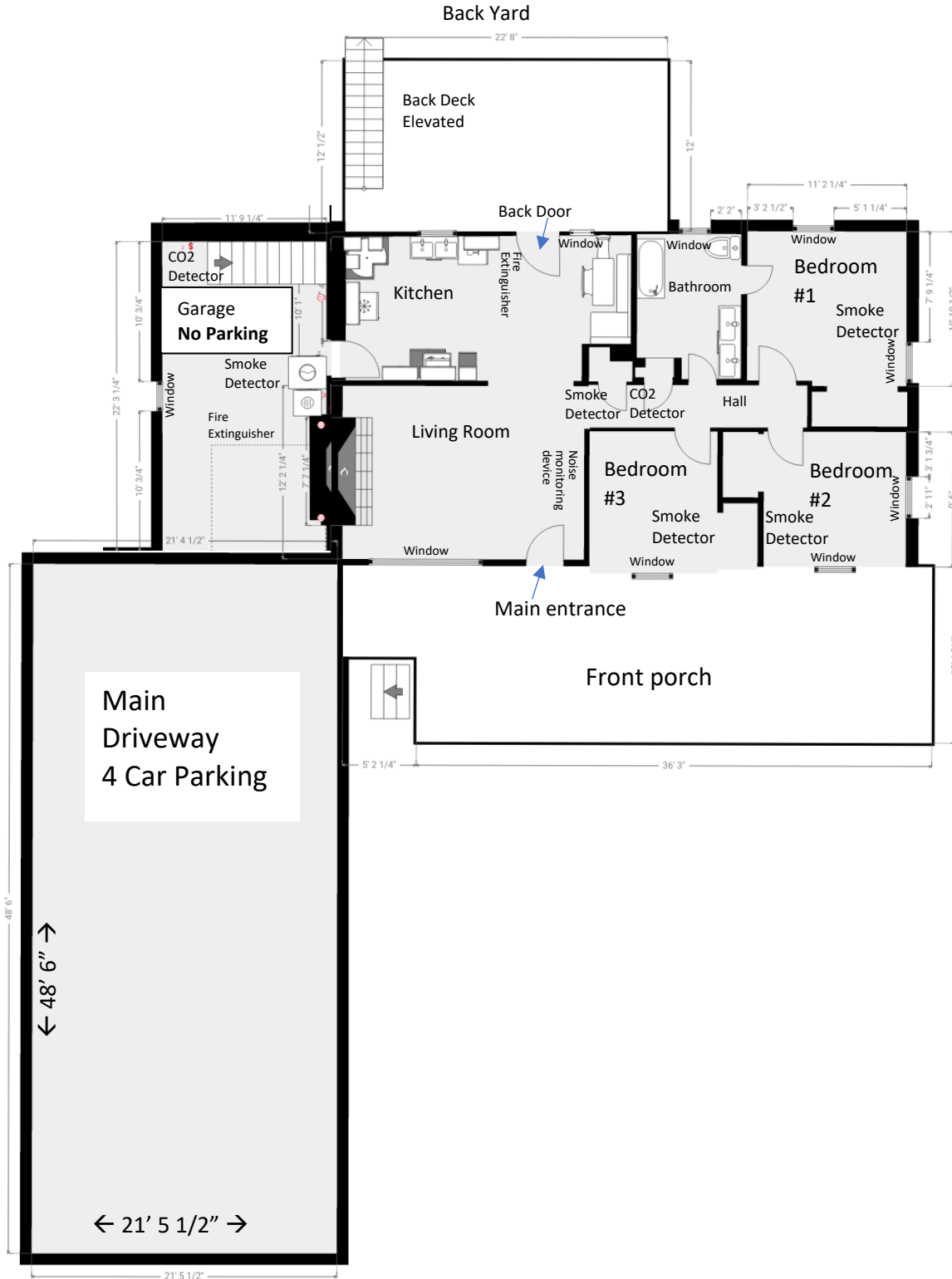

Notary Public

March 6, 2028
Commission Expiration Date





Floor Plan – Main Level
1526 E Hayward Ave.
Independence, MO 64050



Hayward Ave.

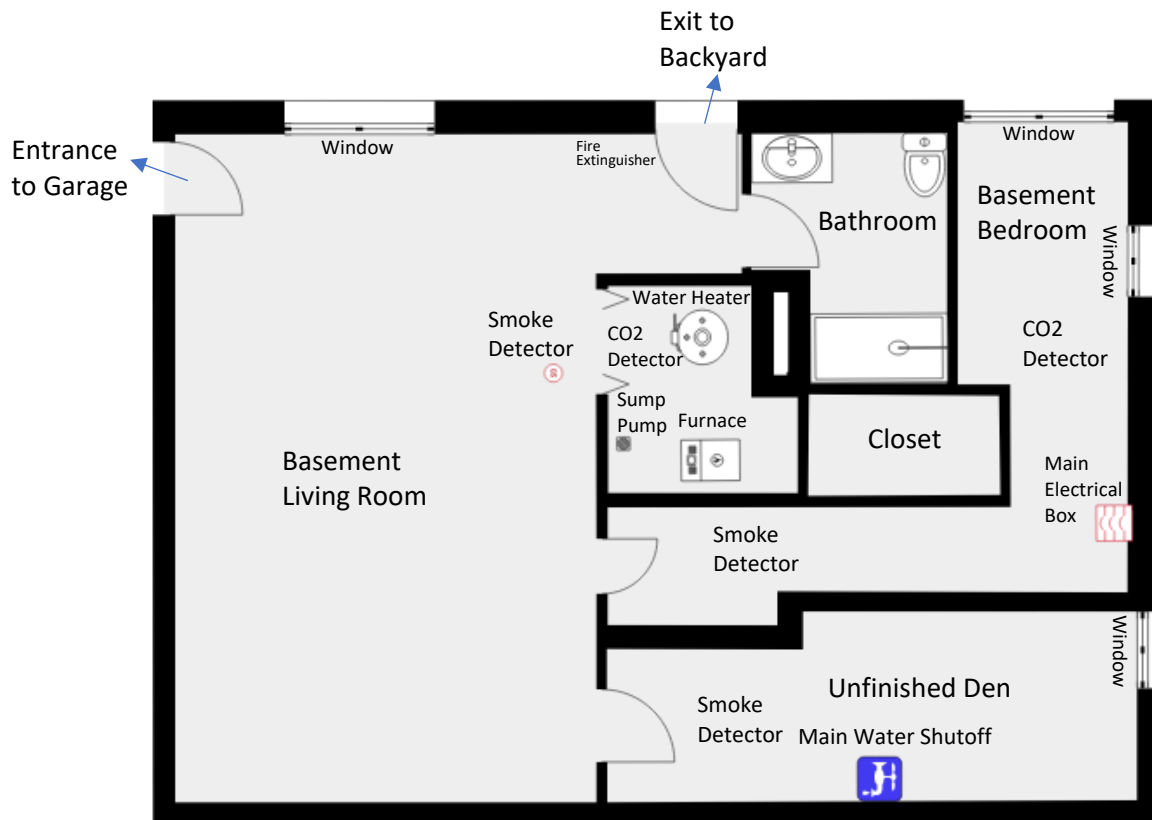


Floor Plan – Basement

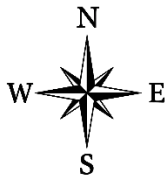
NO GUEST ACCESS

1526 E Hayward Ave.

Independence, MO 64050



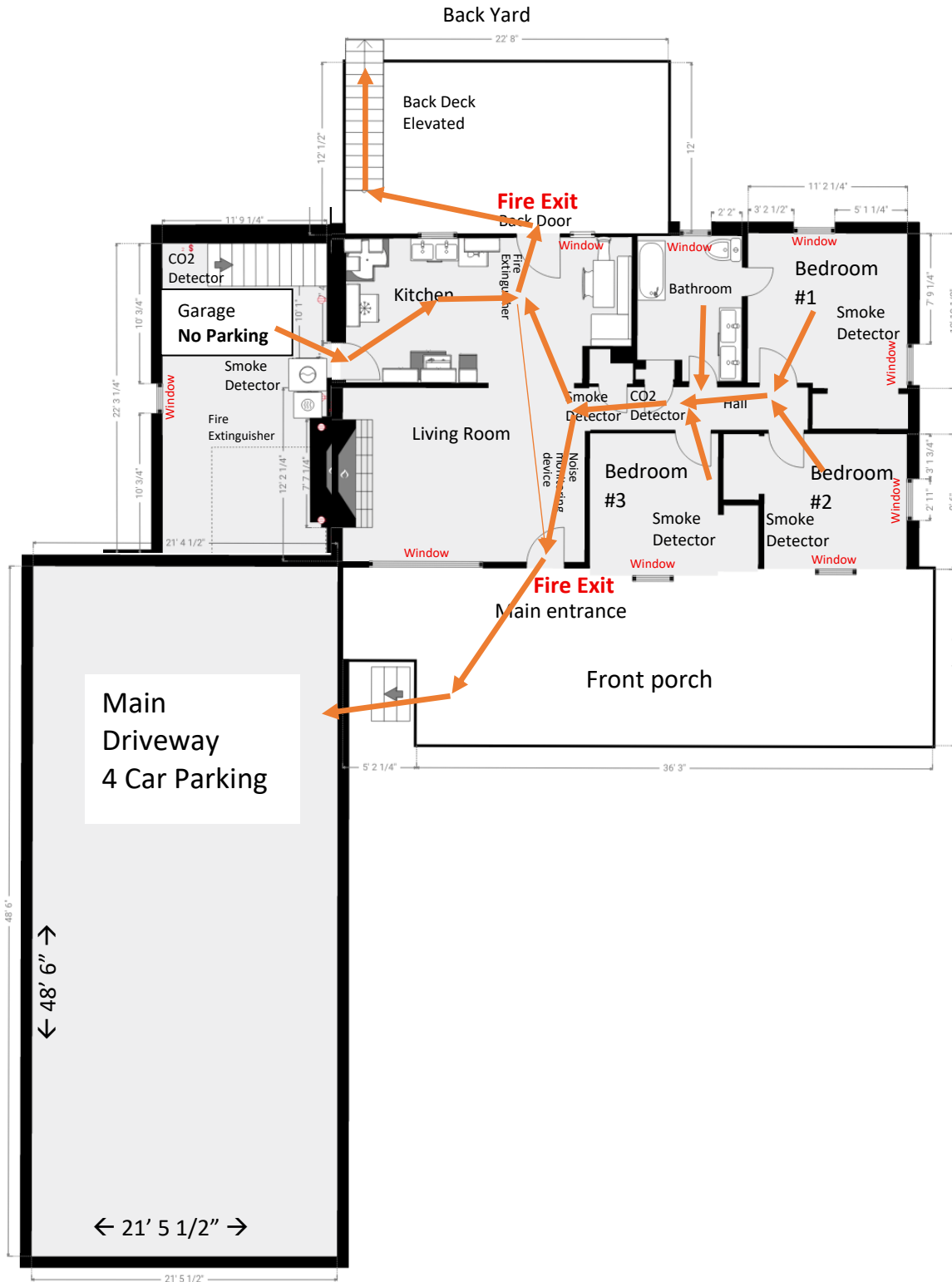
Hayward Ave.



Evacuation Plan – Main Level

1526 E Hayward Ave.

Independence, MO 64050



Hayward Ave.

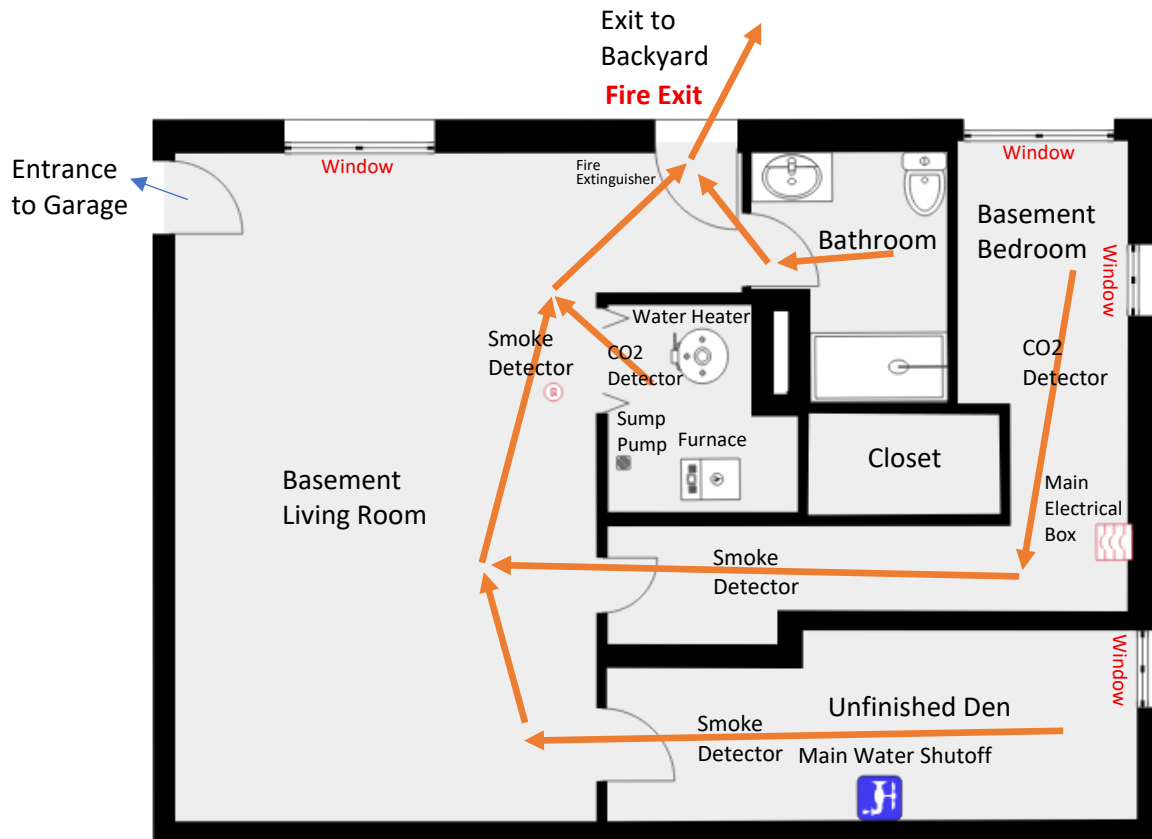


Evacuation Plan – Basement

NO GUEST ACCESS

1526 E Hayward Ave.

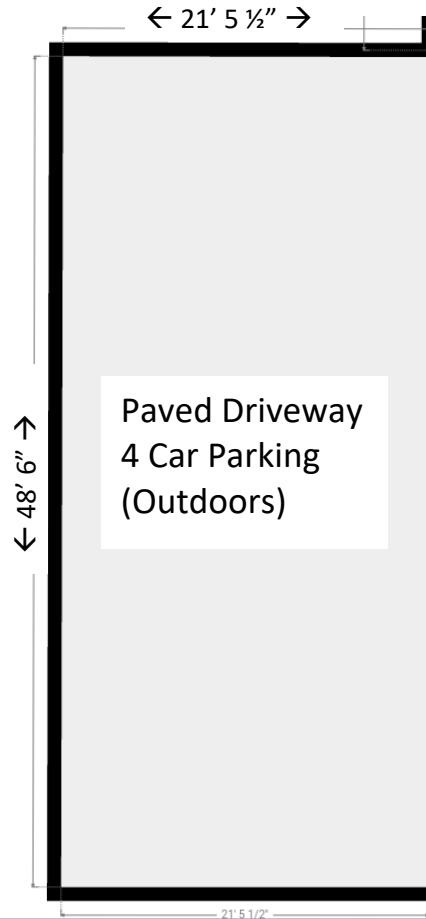
Independence, MO 64050



Hayward Ave.



Parking Plan –
1526 E Hayward Ave.
Independence, MO 64050

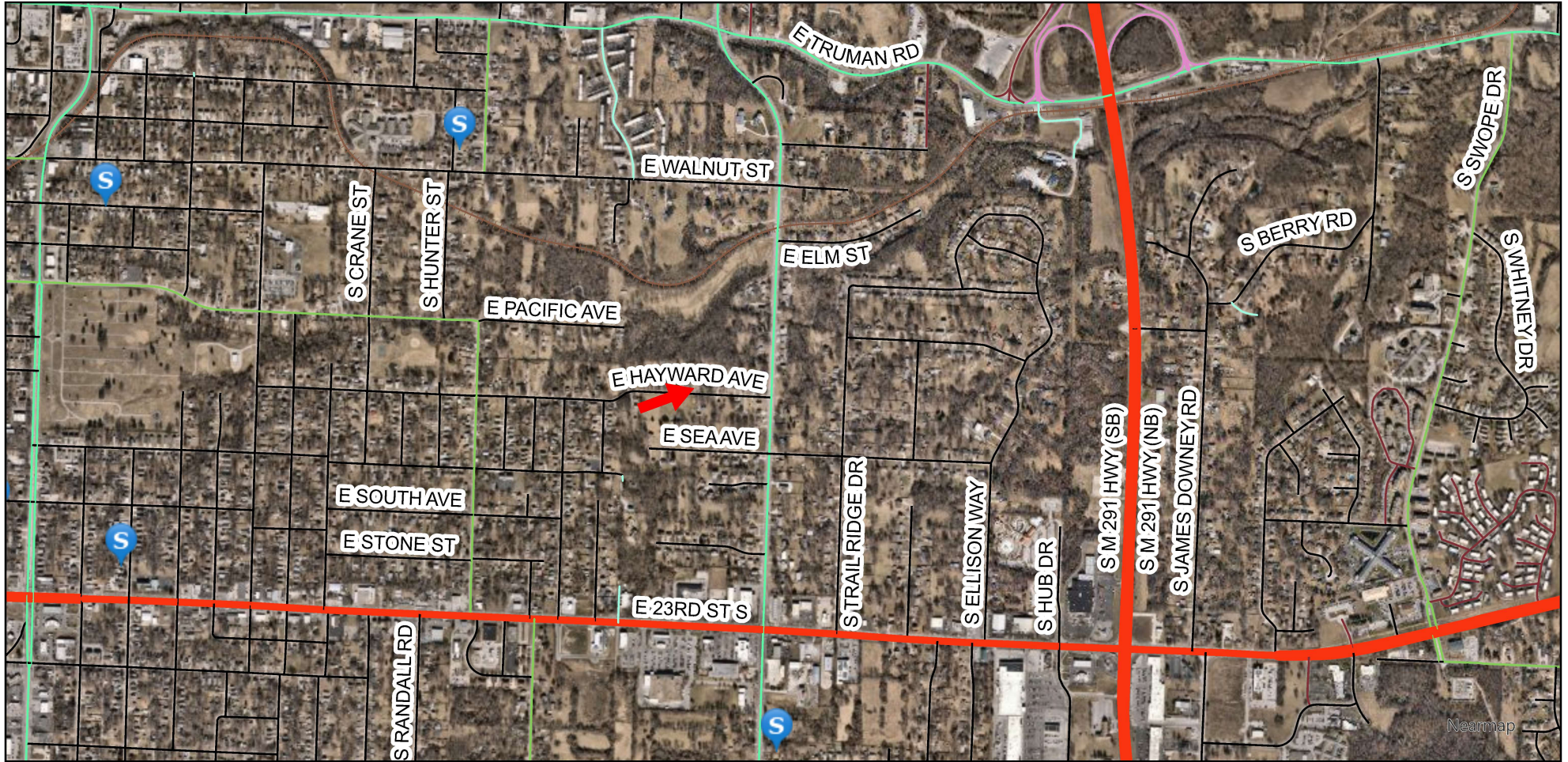


Hayward Ave.

Nearest Short Term Rental

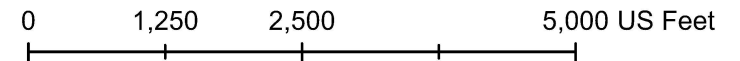
1526 E Hayward Ave

Case #26-400-33



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
 Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 15212 E 33rd St S

CASE NUMBER/REQUEST: **Case 26-400-35 – Short-Term Rental – 15212 E 33rd St S** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 15212 E 33rd St S

APPLICANT/OWNER: Ariel Vickery

APPLICANT ADDRESS: 1600 S Noland Rd, Suite 232, Independence, Mo 64055

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

SURROUNDING ZONINGS/LAND USES:

N: Not Zoned / Railroad Right-of-Way

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 27, 2026
- Notification signs were posted on the property March 27, 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 15212 E 33rd St S

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

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

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

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

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

Property History:

The property was annexed into Independence in 1960. Upon adoption of the zoning ordinance, in 1965, the property was designated with a single-family zoning classification, and the property has held that zoning classification since. The property is part of the Mac-Rich Manor subdivision recorded in 1965. Jackson County records indicate the dwelling was constructed in 1968.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 8,700 square feet in size. County records indicate the dwelling encloses +/- 900 square feet of living area. The dwelling features ranch-style architecture, with a façade composed of brick and board and batten siding.

Characteristics of the Area:

The surrounding neighborhood is characterized by single-family residences of similar age and characteristics.

Parking:

A single-car wide driveway, approximately 30 feet in length, provides enough space for one vehicle without encroaching into the right-of-way. The garage will be made available for guest parking. Including one street-parking space credit, the site provides at least the minimum parking required 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 Republic Services.
- **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

15212 E 33Rd St S Independence MO 64055

STR License

Submitted

Application number

A00216

Application date

2026-02-23

Applicant name

Ariel Vickery

> Collapse details

Submitted

Send license

Edit

Property Address

15212 E 33RD ST S INDEPENDENCE MO 64055

Parcel Number

26730021600000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Ariel	Vickery	Andromeda Properties	[REDACTED]	[REDACTED]	[REDACTED]

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Ariel	Vickery	Andromeda Properties	[REDACTED]	[REDACTED]	[REDACTED]

Property Manager

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Ariel	Vickery	Andromeda Properties	[REDACTED]	[REDACTED]	[REDACTED]

Responsible Agent

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Ariel	Vickery	Andromeda Properties	[REDACTED]	[REDACTED]	[REDACTED]

Verification Documents

Floor Plan

[floor_plan_2026-02-24-012801.pdf](#)

Evacuation Plan

[fire_safety_2026-02-24-012801.pdf](#)

Parking Plan

[parking_spaces_2026-02-24-012801.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?

7

Is street parking allowed?



Yes

Please provide your Noise Management Plan:



The short-term rental maintains a Noise Management Plan to ensure compliance with the City of Independence Noise Ordinance and to protect the quiet enjoyment of neighboring properties. Quiet hours are observed daily in accordance with the City of Independence noise ordinance and are posted prominently inside the property as well as included in the rental agreement and house manual. The property is equipped with noise monitoring device(s) that operate continuously while the property is rented; these devices measure decibel levels only and do not record or transmit audio, conversations, or personal data. Monitoring devices are placed in common areas and are used solely to detect excessive noise levels. Guests are informed prior to and during their stay of the City's noise regulations and the consequences of violations. If excessive noise is detected, the guest will be contacted immediately and instructed to reduce noise levels; continued violations may result in termination of the stay without refund, and law enforcement may be contacted if necessary. A local contact is available 24/7 to respond promptly to any concerns.

Please provide your Trash Disposal & Collection Plan:



Refuse and recycling services for the short-term rental are provided by Republic Services, a licensed waste hauler operating within the City of Independence. Weekly trash and recycling pickup occurs on Thursdays. Trash and recycling bins are stored inside the garage when not set out for collection and are not left outdoors except during the approved collection period. Containers are placed out for pickup in accordance with Republic Services schedule and City requirements and are returned to the garage no later than the end of the collection day (Thursday). Written trash and recycling instructions are posted prominently inside the property, and guests are instructed to use designated bins only, ensure lids are fully closed, avoid overflow or loose trash, and not leave containers outdoors beyond permitted collection times. The property owner or property manager monitors the property to ensure compliance with City Code and will schedule additional service if needed to prevent overflow or nuisance conditions.

Please provide all platforms that you plan to advertise on.



The short-term rental may be advertised on major short-term rental platforms including Airbnb and VRBO, as well as the property's direct booking website (Andromeda Properties). Additional platforms such as Booking.com or other reputable vacation rental marketplaces may be utilized as needed. All listings will comply with the City of Independence short-term rental regulations and applicable licensing requirements.

Possible Violations

We found no violations for this property

Add Note

Notes

Add



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: March 25, 2026

Case Number: 26-400-35

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: 15212 E. 33rd Street S.

Total Maximum occupancy: Six (6) adult guests; Seven (7) total occupancy

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Ariel Vickery

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

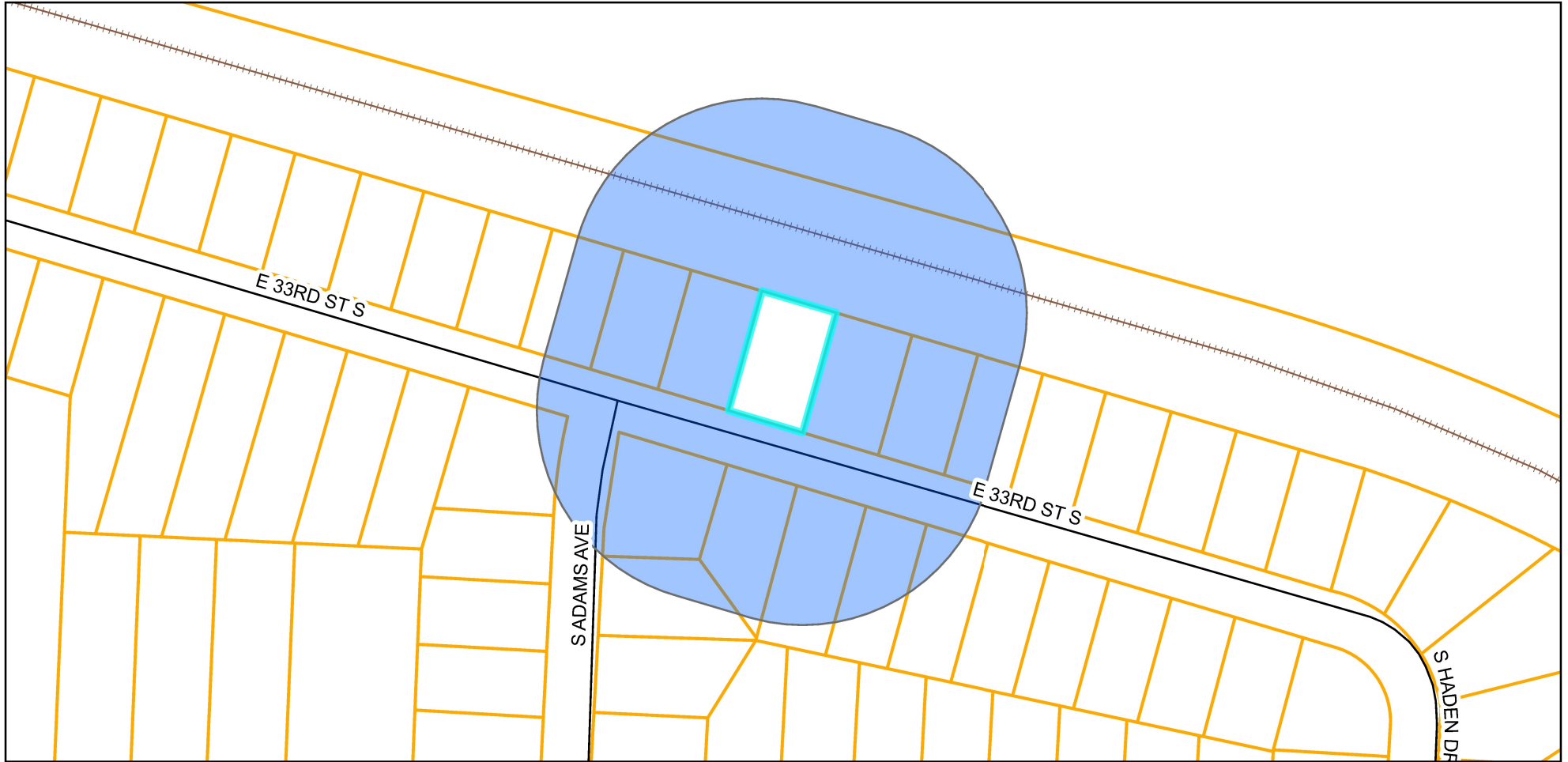
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
15118 E 33RD ST	LANDES DONNIE F & FREDNA K	PO BOX 520086	INDEPENDENCE	MO	64052
15200 E 33RD ST	BAF ASSETS 6 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
15206 E 33RD ST	SMEAD MATTHEW & JEANA	15206 E 33RD ST S	INDEPENDENCE	MO	64055
15213 E 33RD ST	RUARTE MARTIN	15213 E 33RD ST S	INDEPENDENCE	MO	64055
15218 E 33RD ST	WEBB JIMMY C & TRACY D	3007 SW 10TH ST	BLUE SPRINGS	MO	64015
15219 E 33RD ST	ADAMS BETTY K & JAMES T	15219 E 33RD ST S	INDEPENDENCE	MO	64055
15300 E 33RD ST	WINEGAR CHARLES C JR & MICHELLE M	15300 E 33RD ST S	INDEPENDENCE	MO	64055
15301 E 33RD ST	HOLDER R BRANDON	15301 E 33RD ST S	INDEPENDENCE	MO	64055
15306 E 33RD ST	COUCH DEBORAH L & MARK	15306 E 33RD ST S	INDEPENDENCE	MO	64055
15307 E 33RD ST	ZANK MATTHEW J	15307 E 33RD ST	INDEPENDENCE	MO	64055
15400 E 34TH ST	ANDREW DRUMM INSTITUTE	15400 E 34TH ST S	INDEPENDENCE	MO	64055
3300 S ADAMS AVE	HOPKINS MANDY M	3300 S ADAMS AVE	INDEPENDENCE	MO	64055
3301 S ADAMS AVE	RODEKOPF CHERYL D	3301 S ADAMS AVE	INDEPENDENCE	MO	64055
3315 S ADAMS AVE	KNUST MADELYNNE K	3315 S ADAMS AVE	INDEPENDENCE	MO	64055



Notification Area Map

15212 E 33rd St S


Case #26-400-35



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-35

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

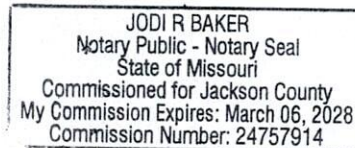
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 27 day of March, 2026.

Chelsea Wright
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27 day of March, 2026.

Jodi R Baker
Notary Public



March 6, 2028
Commission Expiration Date

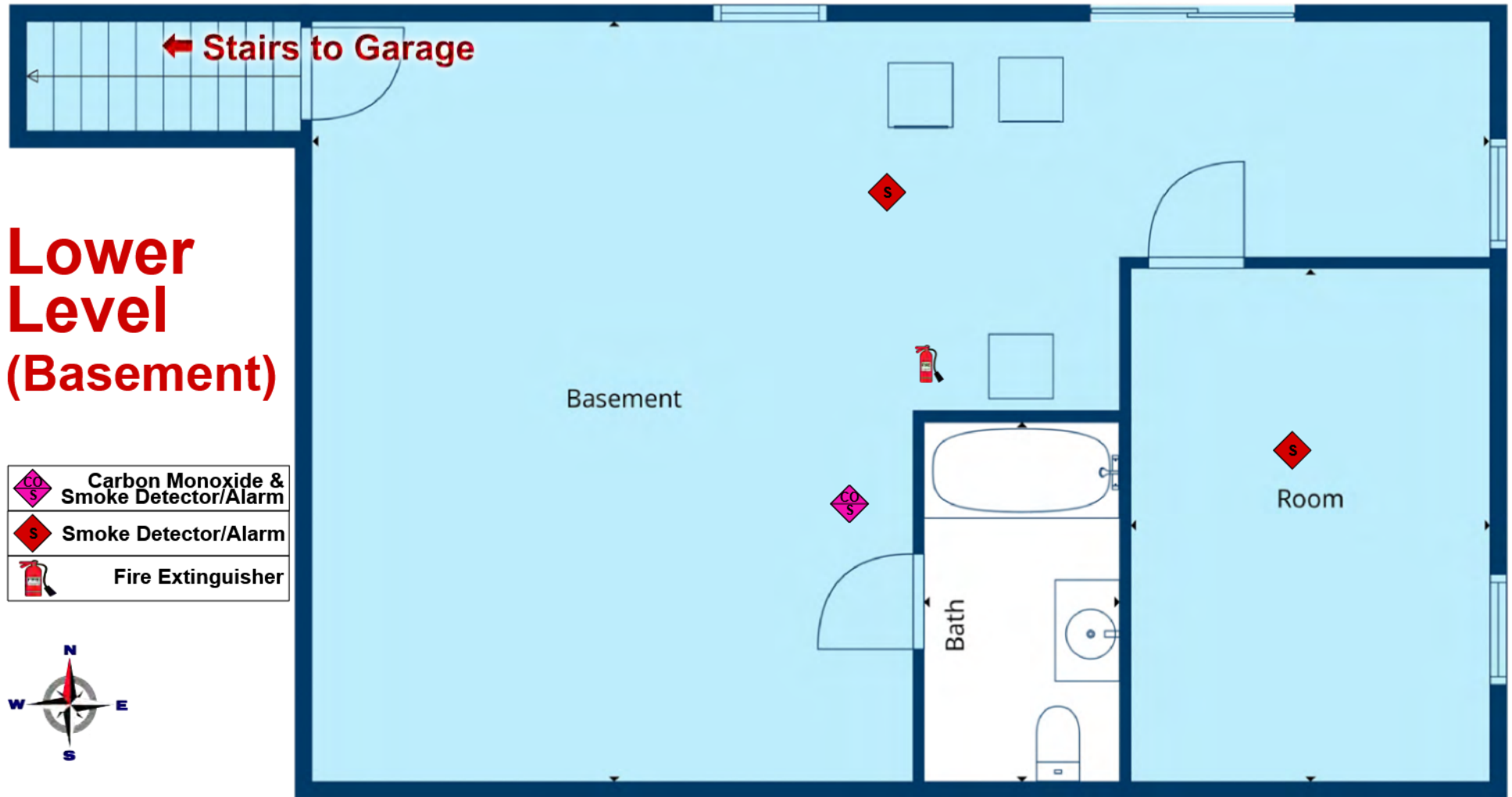
Floor Plan
15212 E 33rd St S Independence, MO 64055



E 33rd St S

Floor Plan

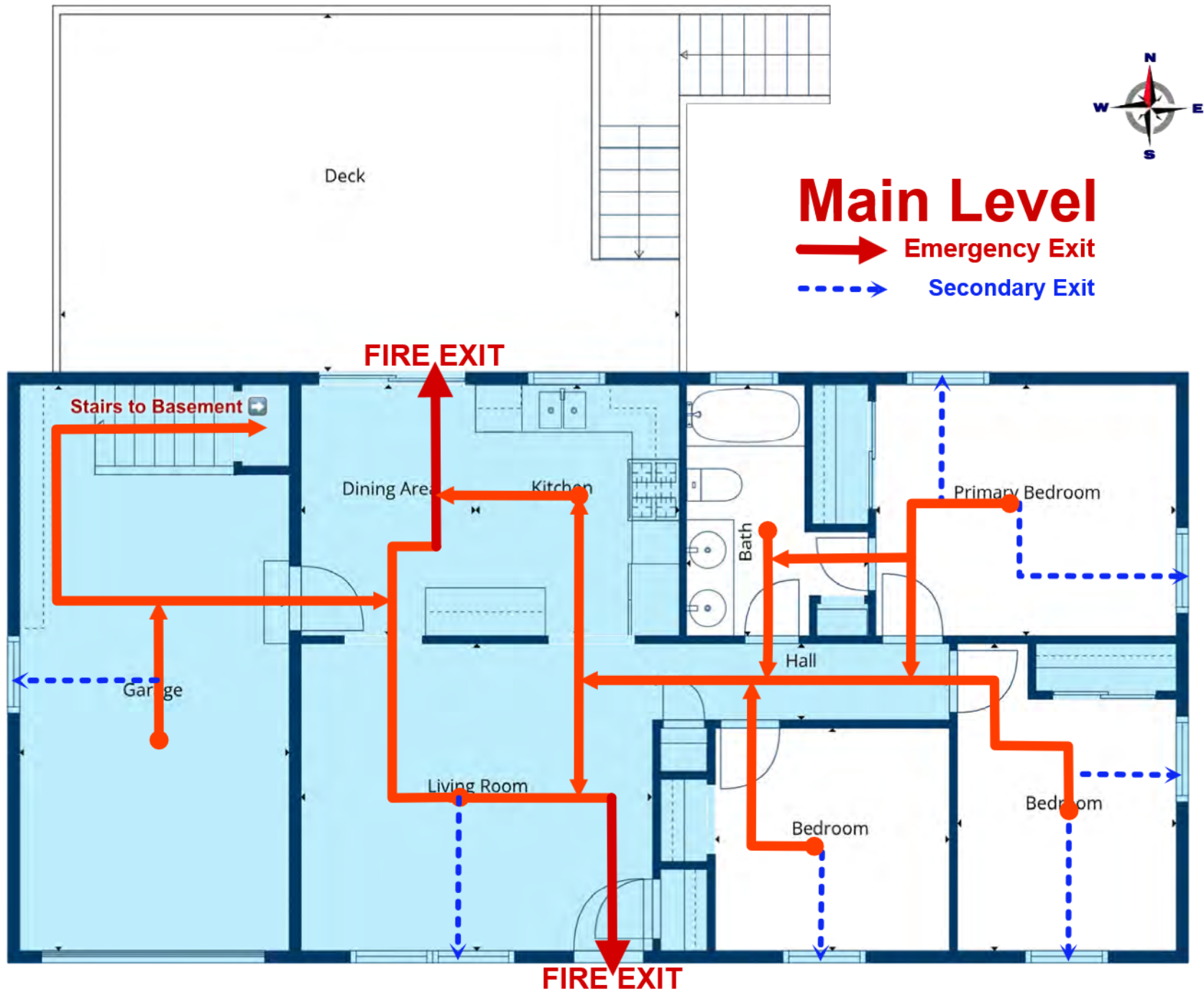
15212 E 33rd St S Independence, MO 64055



E 33rd St S

Evacuation Plan

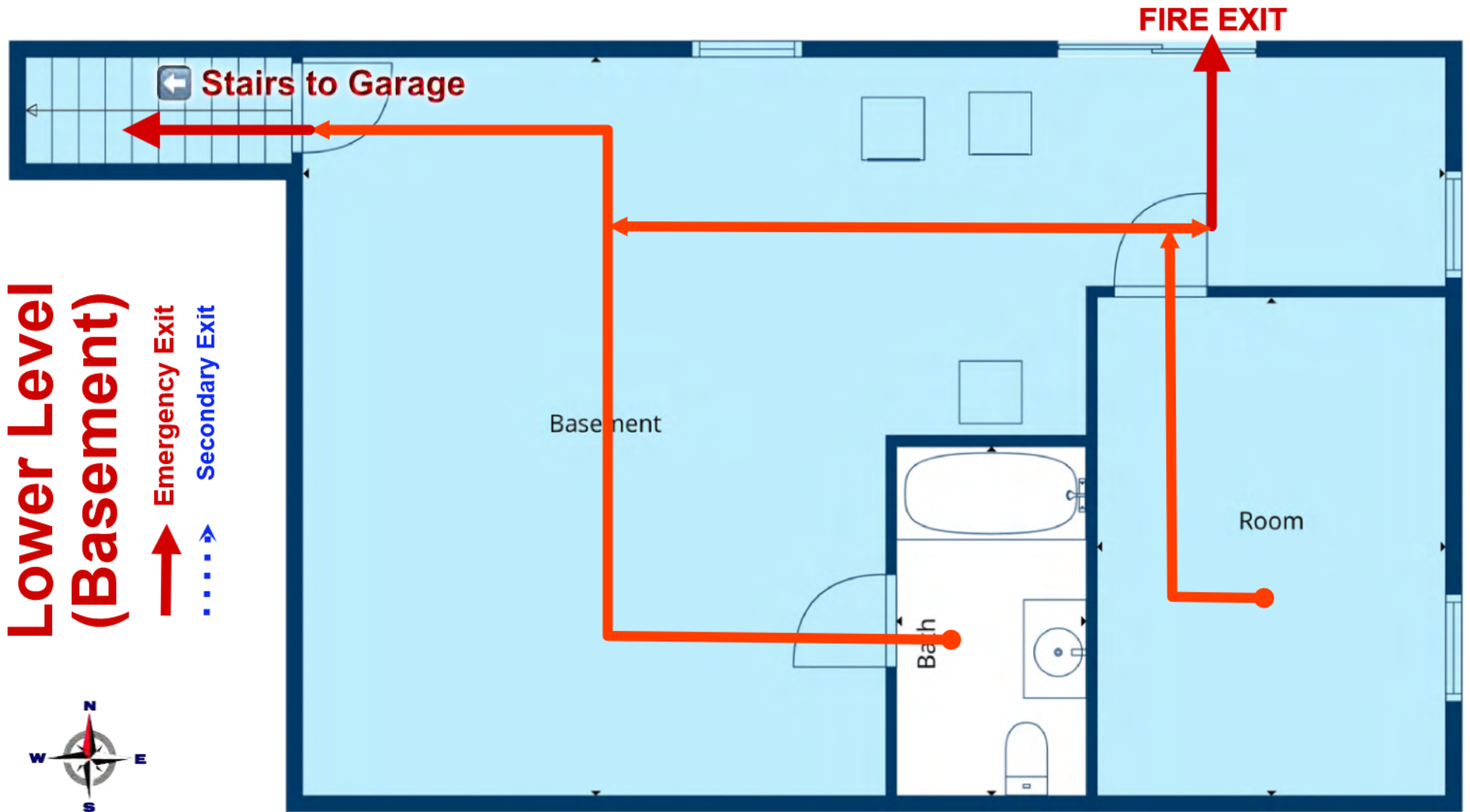
15212 E 33rd St S Independence, MO 64055



E 33rd St S

Evacuation Plan

15212 E 33rd St S Independence, MO 64055



E 33rd St S

ANDROMEDA PROPERTIES

Parking Plan

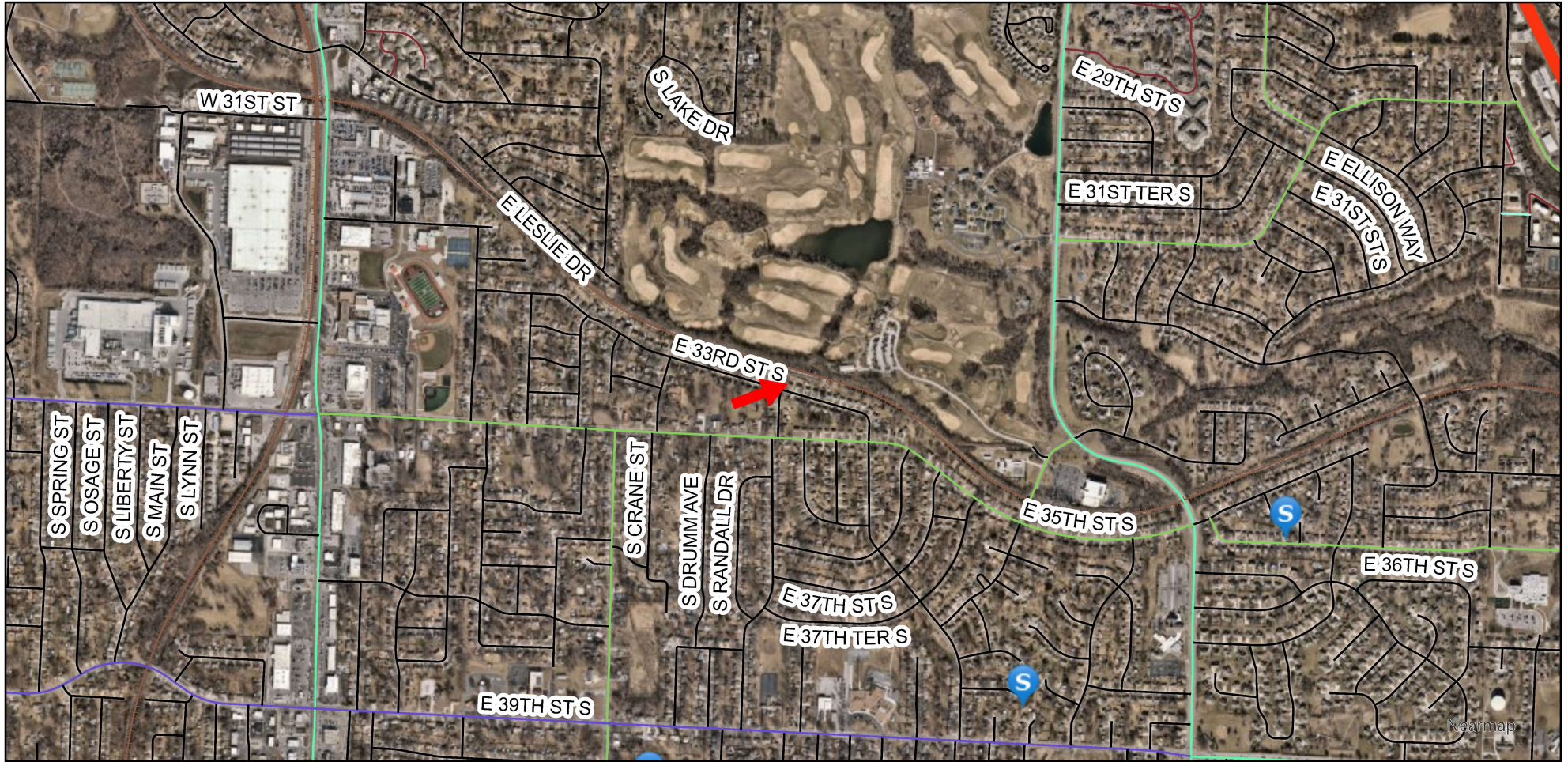


15212 E 33rd St S Independence, MO 64055

Nearest Short Term Rental

15212 E 33rd St S

Case #26-400-35



Legend

-  Short Term Rentals
-  Subject Site

Prepared For: Planning Commission
Meeting Date: April 14, 2026



MEETING DATE: April 14, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: 3416 S Oxford Ave

CASE NUMBER/REQUEST: **Case 26-400-37 – Short-Term Rental – 3416 S Oxford Ave** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 3416 S Oxford Ave

APPLICANT/OWNER: Andrew Steffen, AS Property Ventures LLC

APPLICANT ADDRESS: 2585 Saint Michel Ave, Melbourne, FL 32935

RESPONSIBLE AGENT: Veronica Bolton, Vondean Property Management LLC

RESPONSIBLE AGENT ADDRESS: 6421 N Green Hills Rd, Kansas City, Mo 64151

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

SURROUNDING ZONINGS/LAND USES:

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

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

E: R-18/PUD (Moderate Density Residential/Planned Unit Development)/ Duplex

W: C-2 (General Commercial) / Restaurant

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed March 27, 2026
- Notification signs were posted on the property March 27, 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 four (4) adults 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 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 3416 S Oxford Ave

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

Former Zoning: Prior to 2009: C-2 (General Commercial)

Prior to 1980: C-3 (Commercial)

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 property was annexed into Independence in 1956. Jackson County property records indicate the dwelling was constructed in 1963. Upon adoption of the zoning ordinance, in 1965, the property was designated a commercial zoning classification. In 2021, the city proposed a rezoning of this area, after becoming aware of its nonconforming status. The nature of the city-initiated rezoning was corrective and done in an effort to assist property owners.

The proposed short-term rental is not currently available for bookings on any platform.

Physical Characteristics of Property:

The property is approximately 11,700 square feet in size. County records indicate the duplex encloses +/- 2,280 square feet of living area. The duplex features a brick façade and a hipped roof.

Characteristics of the Area:

The surrounding neighborhood is characterized by duplex residences of similar age and characteristics. The site is located in close proximity to the intersection of Blue Ridge Cutoff and 40 Highway. This corridor can be seen as a prominent commercial corridor in the city, containing a variety of uses including gas stations, restaurants, general retail, and auto repair.

Parking:

The garage will be made available for guest parking. And guests will be able to use one side of the duplex driveway. The proposed short-term rental can meet the minimum parking 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 Waste Management.
- **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 two-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

3416 S Oxford Ave Independence MO 64052

STR License

Submitted

Application number

A00218

Application date

2026-02-24

Applicant name

Andrew Steffen

> Collapse details

Submitted

Send license

Edit

Property Address

3416 S OXFORD AVE INDEPENDENCE MO 64052

Parcel Number

27840241100000000

Permit Held By

Owner

Rental Structure

Duplex

Permit Holder

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Andrew	Steffen	AS Property Ventures LLC	[REDACTED]	[REDACTED]	[REDACTED]

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name	Phone Number	Email	Mailing Address
Andrew	Steffen	AS Property Ventures LLC	[REDACTED]	[REDACTED]	[REDACTED]

Property Manager

First Name	Last Name	Company Name	Phone Number	Email
Veronica	Bolton	Vondean Property Management LLC	[REDACTED]	[REDACTED]

Mailing Address [REDACTED]

Responsible Agent

First Name	Last Name	Company Name	Phone Number	Email
Veronica	Bolton	Vondean Property Management LLC	[REDACTED]	[REDACTED]

Mailing Address [REDACTED]

Verification Documents

Floor Plan

[floor_plan_2026-02-24-230517.jpeg](#)

Evacuation Plan

[fire_safety_2026-02-24-230517.jpeg](#)

Parking Plan

[parking_spaces_2026-02-24-230517.jpeg](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

2

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

4

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

I plan to use Mint. The Mint noise cancellation unit will be post in the hallway between rooms. This will mitigate noise throughout the whole unit. We plan to use a ring camera to monitor entrances/exits.

Please provide your Trash Disposal & Collection Plan:

Waste Management will be the trash & recycling company. Trash will be collected Thursdays. The garabage bins will be stored in the garage. Any excess garbarge throughout the week will be disposed of by the cleaning company.

Please provide all platforms that you plan to advertise on.

Airbnb, VRBO, Google, VondeanPropertyManagement.com

Possible Violations

We found no violations for this property

Add Note

Notes

Add



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER
For a Short-Term Rental Business

Date: March 25, 2026

Case Number: 26-400-37

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: 3416 S. Oxford Avenue

Total Maximum occupancy: Four (4) adult guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Andrew Steffen

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: April 14, 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

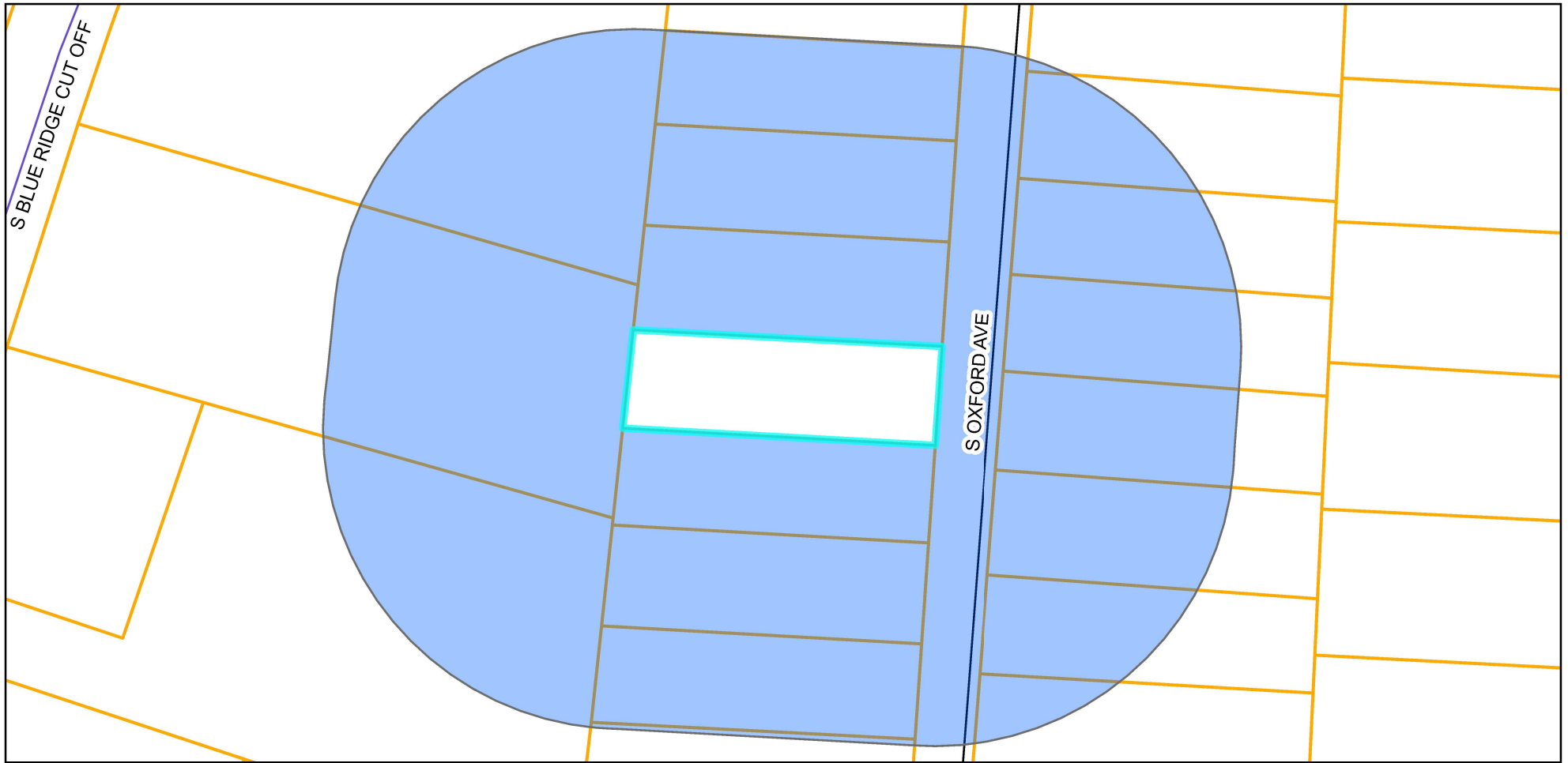
INDEPENDENCEMO.ORG

Property Address	Property Owner	Owner Address	City	State	ZIP Code
3329 S OXFORD AVE APT A	VAASA LLC	1507 NE WALL ST	LEES SUMMIT	MO	64086
3332 S OXFORD AVE	BCJM LLC	PO BOX 942	LEES SUMMIT	MO	64081
3339 S OXFORD AVE	DUCKWORTH GUNNAR CHARLES	3365 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
3404 S OXFORD AVE	MORALES CINDY & PATRICK	1229 N SIOUX RD	INDEPENDENCE	MO	64056
3405 S OXFORD AVE	ROBINSON-PORTER BRIANNA	3405 S OXFORD AVE	INDEPENDENCE	MO	64052
3408 S OXFORD AVE	KLEUVER JOHN P JR & WILMA E	9007 LEEDS RD	KANSAS CITY	MO	64129-1632
3409 S OXFORD AVE	3409-11 S OXFORD LLC	4119 S UNION AVE	INDEPENDENCE	MO	64055
3412 S OXFORD AVE	CARTER MARK R	10982 SUNNY COVE CT	REDLANDS	CA	92373
3413 S OXFORD AVE	STEELE JOSHUA & STEPHANIE	21493 W 121ST ST	OLATHE	KS	66061
3415 S BLUE RIDGE CUT OFF	FRANDSEN ROBERT D & DONNA J	3415 S BLUE RIDGE CTO	INDEPENDENCE	MO	64055
3417 S OXFORD AVE	RAYSON PRISCILLA D & GARFIELD A	7871 SNEAD WAY	SACRAMENTO	CA	95829
3420 S OXFORD AVE	BRADLEY KAREN A	17324 E 42ND ST S	INDEPENDENCE	MO	64055
3421 S BLUE RIDGE CUT OFF	MARQUEZ ANASTACIO & MARIA DE JESUS TRUST	2417 SW RUSTIC RD	LEES SUMMIT	MO	64082
3421 S OXFORD AVE	LARKINS TROY & KAREN BRADLEY KAREN A	17324 E 42ND ST S	INDEPENDENCE	MO	64055
3424 S OXFORD AVE	MOLOY MICHAEL L & JANICE M	313 SHAMROCK PL	BLUE SPRINGS	MO	64015
3428 S OXFORD AVE	3428-30 S OXFORD LLC	4119 S UNION AVE	INDEPENDENCE	MO	64055
3432 S OXFORD AVE	MIDWEST RENTAL ACQUISITIONS LLC OXFORD SERIES	4522 NE ALHAMBRA	LEES SUMMIT	MO	64064
3437 S BLUE RIDGE CUT OFF	SAITTA INVESTMENTS LLC	12521 E US 40 HWY STE A	INDEPENDENCE	MO	64055



Notification Area Map

3416 S Oxford Ave

Case #26-400-37



Legend

-  Notification Area
-  Parcels



Prepared For: Planning Commission
Meeting Date: April 14, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-37

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 27 day of March, 2026.



Signature of Agent, Owner or Attorney

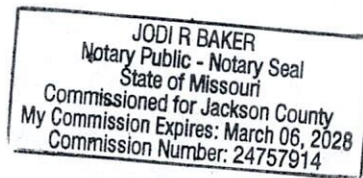
Subscribed and sworn to before me this 27 day of March, 2026.



Notary Public

March 6, 2028

Commission Expiration Date

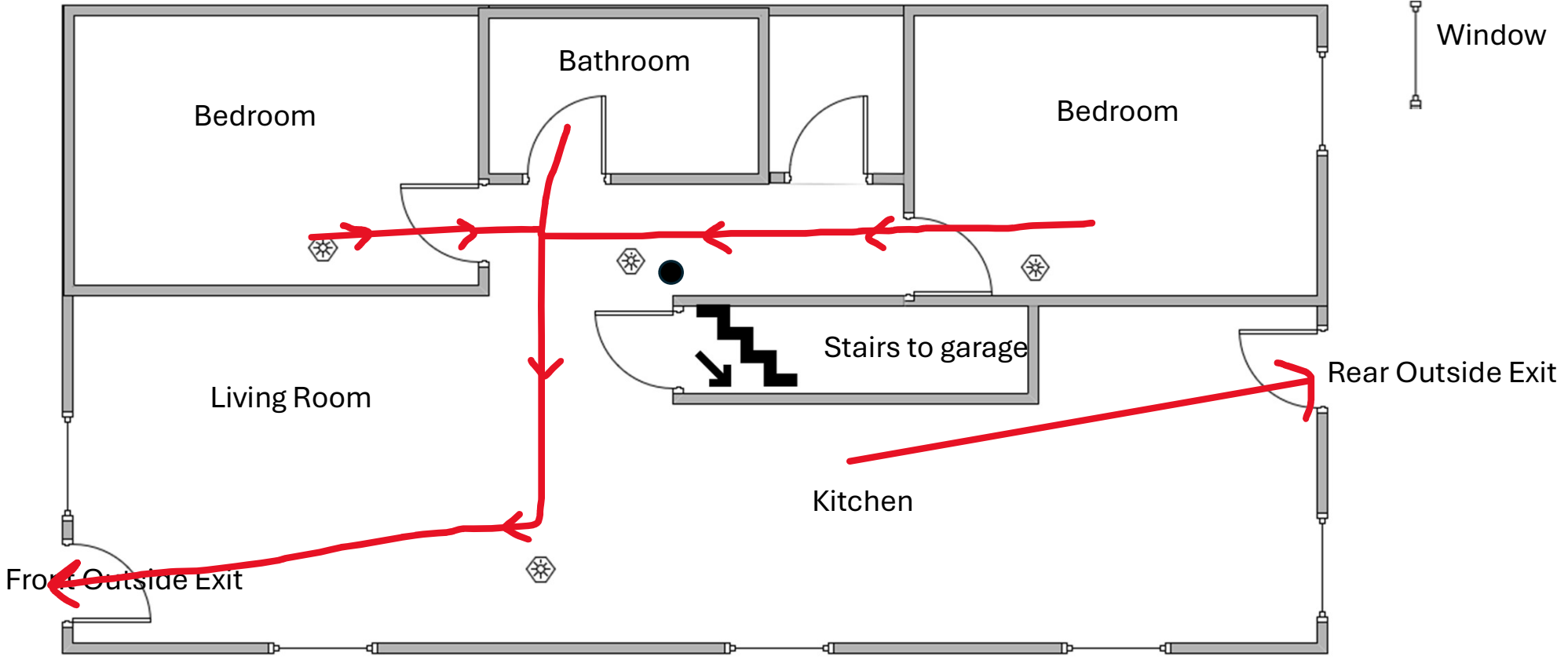


Main Level

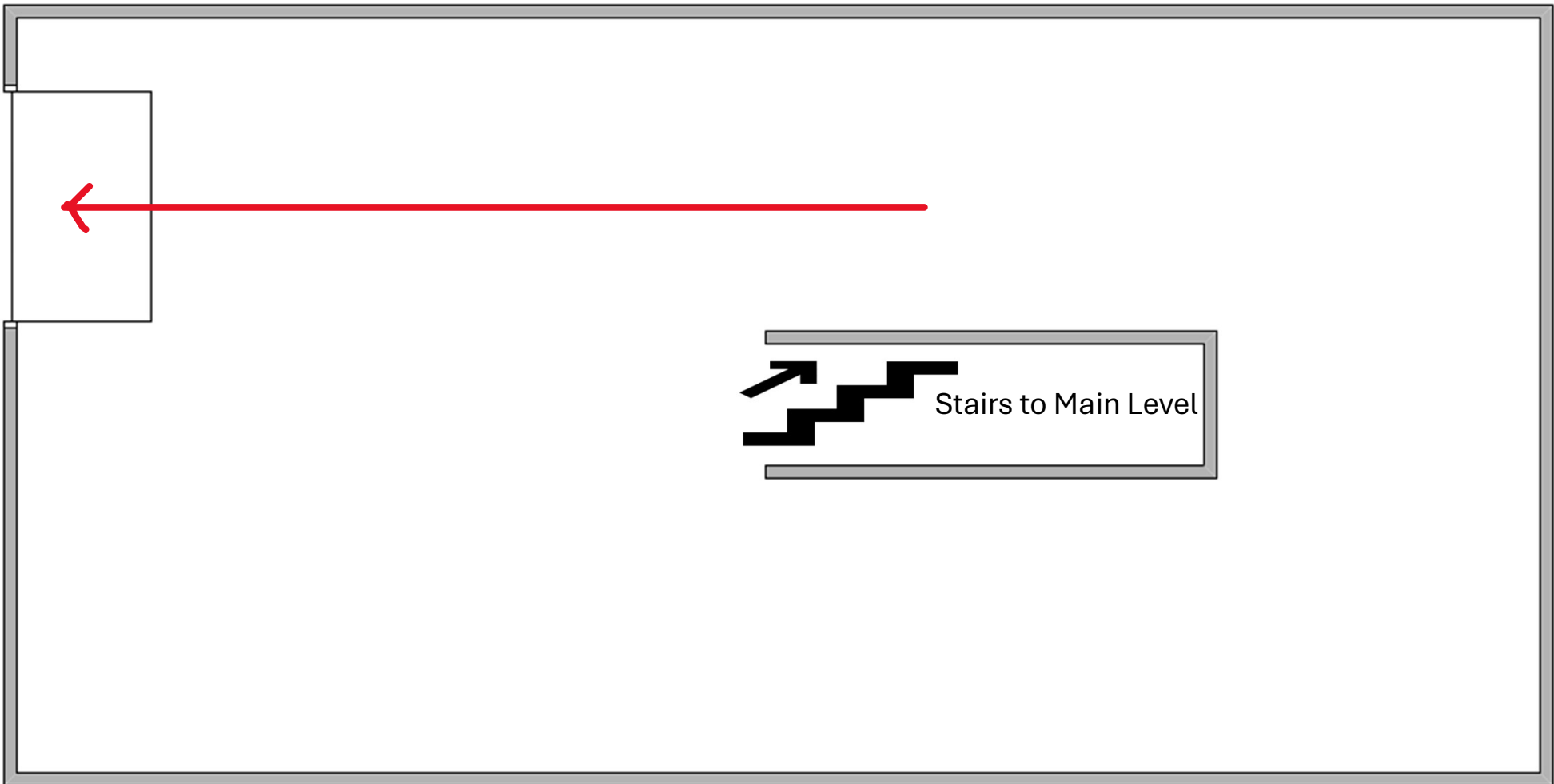
☼ Smoke Alarm

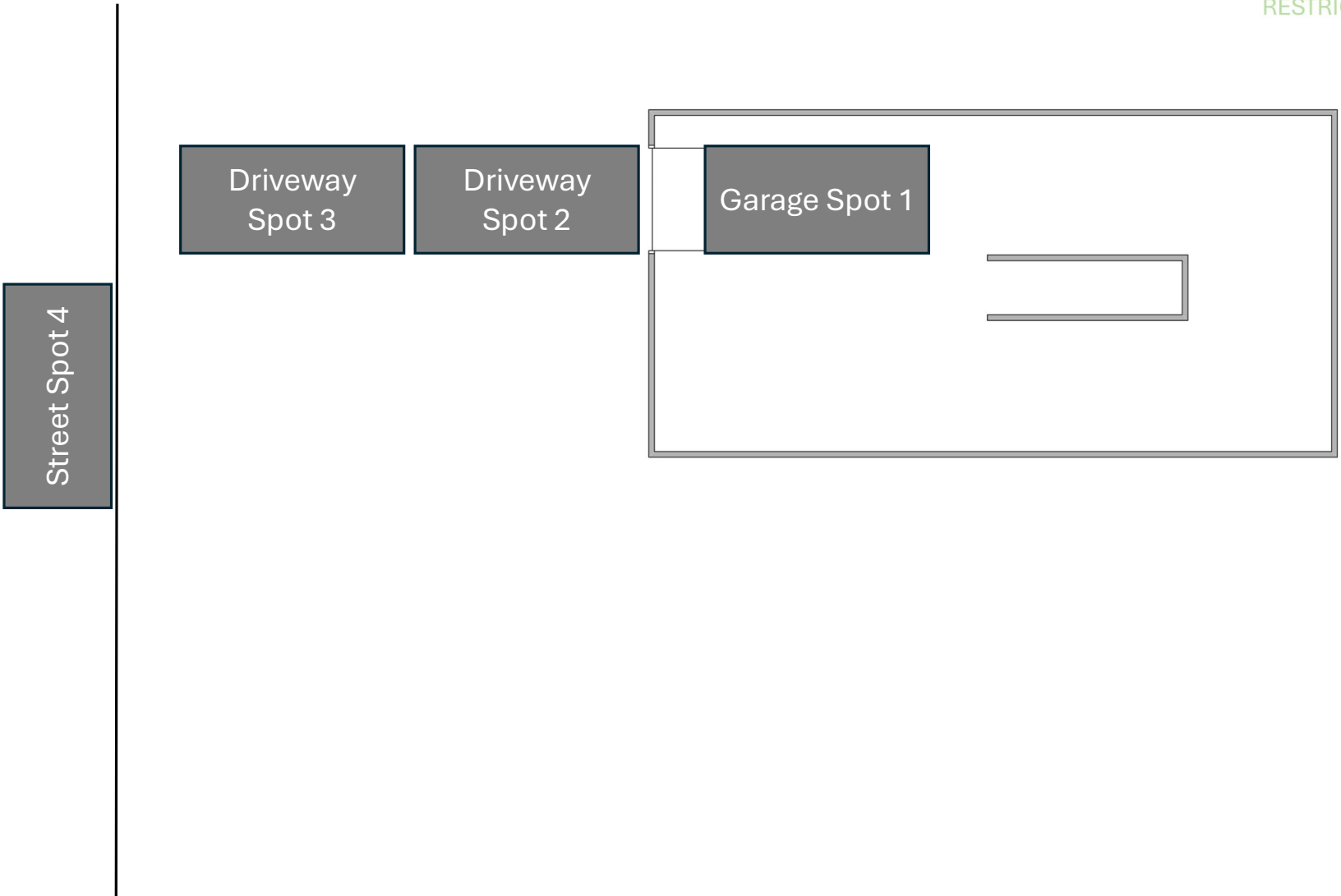
● Noise Monitor

⌄ Window



Garage

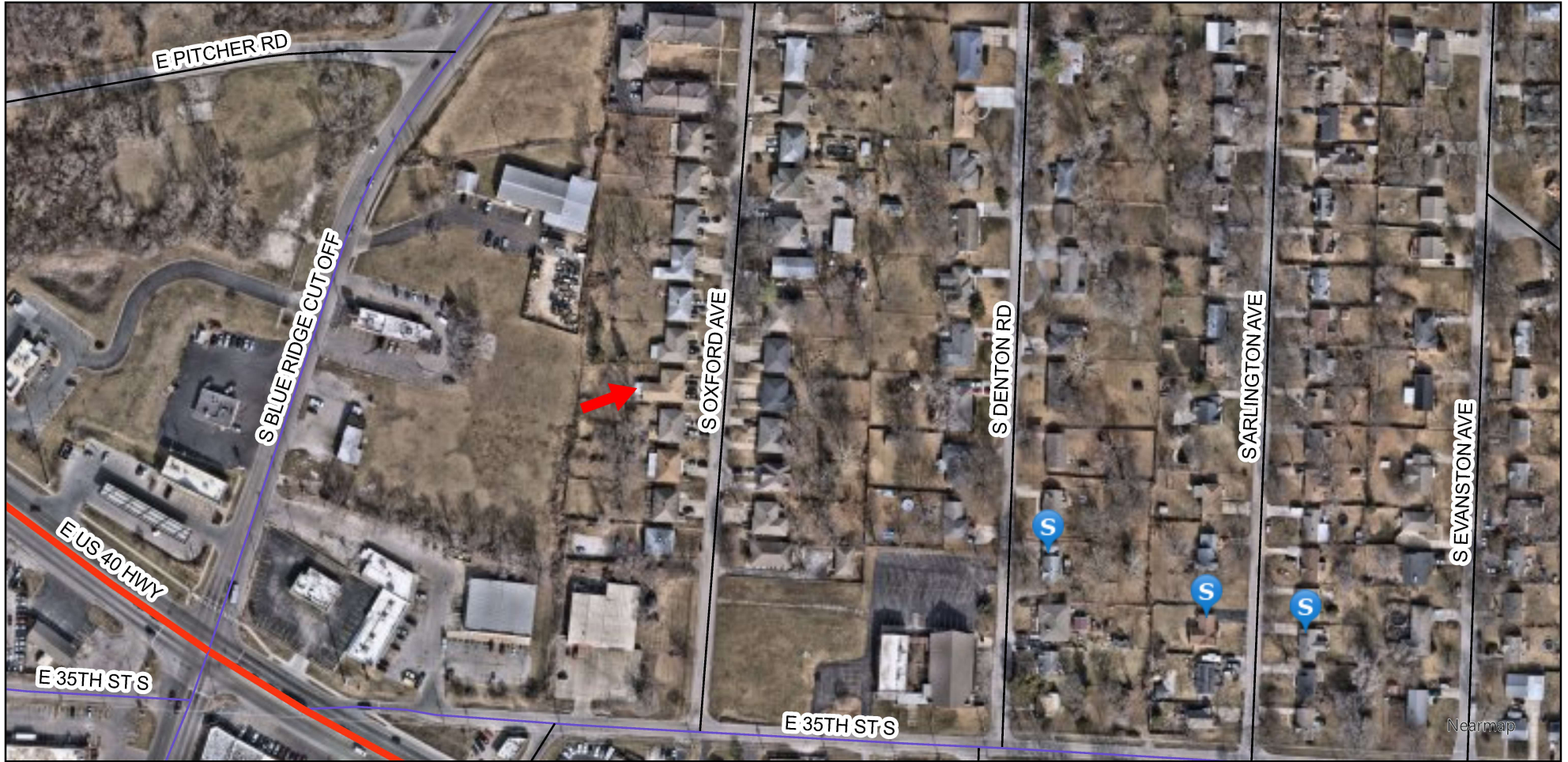




Nearest Short Term Rental

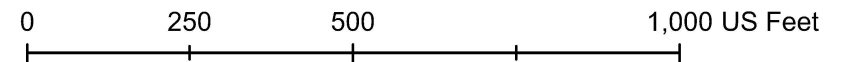
3416 S Oxford Ave

Case #26-400-37



Legend

-  Short Term Rentals
-  Subject Site



Prepared For: Planning Commission
Meeting Date: April 14, 2026

