Planning Commission

July 28, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

ROLL CALL

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

1. **Planning Commission Minutes – July 14, 2026**

CASES TO BE CONTINUED - STAFF REQUESTS THESE CASES BE CONTINUED TO THE AUGUST 11, 2026 MEETING.

1. **Case 26-100-06 – Corrective Rezoning – 221 N. Crysler Avenue** – A request to rezone the property from C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

2. **Case 26-100-07 – Rezoning – 914 & 916 E. Frederick Street –** A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

OTHER BUSINESS

1. **Case 26-400-76 – Short-Term Rental – 630 N. Sioux Avenue** – A request to operate a Short-Term Rental at the property.

2. **Case 26-400-77 – Short-Term Rental – 17101 E. Berry Lane** – A request to operate a

Short-Term Rental at the property.

3. **Case 26-400-82 – Short-Term Rental – 813 S. Liberty Street** – A request to operate a Short-Term Rental at the property.

4. **Case 26-400-84 – Short-Term Rental – 230 S. Cedar Avenue** – A request to operate a Short-Term Rental at the property.

5. **Case 26-400-85 – Short-Term Rental – 3700 S. Randall Drive** – A request to operate a Short-Term Rental at the property.

ELECTION OF OFFICERS - Chair & Vice-Chair

ROUNDTABLE - NEXT MEETING AUGUST 11, 2026

ADJOURNMENT

INDEPENDENCE
MISSOURI
A GREAT AMERICAN STORY

Planning Commission Minutes

July 14, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 7/14/2026 at 6:00 PM at 20201 E Jackson Drive, 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.

1. **Planning Commission Minutes – June 23, 2026**

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

PUBLIC HEARINGS

1. **Case 26-125-04 – Rezoning/PUD – 19901 E. M-78 Highway** – A request to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approve a preliminary development plan.

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
Cindy Lombardo, 1617 N. Glenview Court, stated she was representing the church. She stated it is a wonderful church and that members have expressed a need for child care services. She believes the proposed day care would be a great opportunity for local families. She stated the facility would serve fewer than 100 children.

Public Comments

Stephen Newby, 1005 NW Crestwood Drive, Grain Valley, stated he was representing the nearby Beacon Heights Church. He stated the church did not oppose the proposed day care use. He asked whether a future property owner would be required to return for a public hearing if they wanted to change the use allowed under the Planned Unit Development (PUD).

Mr. Glaser explained that the PUD application only permits the additional land use requested in this case. He stated that if a future proposal sought to change the approved use or otherwise modify the development beyond what is permitted, a separate application and review process could be required, depending on the nature of the proposal.

Motion
Commissioner Dan O'Neill made a motion to approve the case with conditions as outlined by staff. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 26-400-78 – Short-Term Rental – 12808 E. 47th Ter Ct S** – 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
Elaina Gurung, 12808 E. 47th Terrace Court S., stated she conducted a trial short-term rental during June and July for the FIFA World Cup. She stated she remitted transient guest taxes, completed the required inspections, complied with City licensing requirements, utilized a noise monitoring system, and communicated expectations to guests through Airbnb. She stated the experience has gone well and has been a positive opportunity.

Commissioner Nesbitt asked whether Ms. Gurung owned the entire duplex or only one side. Ms.

Gurung stated she owns one side of the duplex and that the adjoining property owner was aware of the short-term rental.

Commissioner Young asked whether Ms. Gurung resided at the property. Ms. Gurung stated she currently resides elsewhere.

Public Comments

Jermaine Wilson, 4746 S. Union Avenue, stated he was representing the Voorheis Vale Board of Directors and Homeowners Association. He stated the HOA opposed the request, citing noise complaints during the trial period and conflicts with the HOA's governing documents.

Jennita Gray, 4743 S. Union Avenue, stated she was the HOA Co-Chairperson. She stated the community is primarily made up of senior citizens and families and that residents value the neighborhood's character. She stated the HOA approved the short-term rental only as a temporary arrangement during the FIFA event and opposed making it permanent due to concerns about noise and preserving the residential nature of the neighborhood. She added additional residents were present in support of the HOA's position, although they did not wish to speak individually.

Valerie Martin, 4738 S. Union Avenue, stated she purchased her home with the understanding that the neighborhood would remain residential. She stated she supports maintaining the community's character and following the HOA's governing documents.
Ms. Gurung stated the property utilizes a noise monitoring system and that the adjoining property owner has her contact information. She stated this was the first time she had heard of any noise complaints and wished those concerns had been brought directly to her. She explained the monitoring system notifies her of elevated noise levels and other activity so she can address issues if they arise.

Commissioner Nesbitt asked whether Ms. Gurung wished to withdraw her application or proceed. Mr. Arroyo clarified that the Planning Commission does not enforce HOA covenants, which are private matters between the property owner and the HOA. He stated the

Commission's role is limited to the City's zoning regulations and that the applicant is responsible for complying with any HOA requirements. He also confirmed that if the request were denied, the applicant could submit a new application in the future.
Ms. Gurung stated she preferred to postpone consideration of the application while addressing the HOA's concerns.

Mr. Scannell suggested postponing the case indefinitely rather than withdrawing it so the applicant would not have to submit a new application or pay another application fee if she wished to return after working with the HOA. Ms. Gurung agreed with the recommendation.

Motion

Commissioner Eric Ashbaugh made a motion to postpone the case indefinitely. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

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2. **Case 26-400-80 – Short-Term Rental – 1215 E. South Ave** – 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 and noted the applicant was not in attendance.

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 5, No 2, Abstained 0.

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3. **Case 26-175-03 – UDO Amendment #80 – Data Centers & Battery Energy Storage Systems (BESS)** – A request to amend the Unified Development Ordinance relating to Data Centers and Battery Energy Storage Systems.

Staff Presentation
Community Development Director Tom Scannell presented UDO Amendment No. 80, establishing regulations for data processing and hosting facilities (data centers) and battery energy storage systems (BESS). He stated the proposed amendment creates modern, use-specific standards to provide clear expectations for applicants while protecting surrounding neighborhoods, infrastructure, public safety, and the general welfare. He explained the amendment establishes regulations for accessory, small, and major data centers based on facility size and intensity, including zoning restrictions, setbacks, buffering, landscaping, noise, lighting, generator testing, cooling systems, annual compliance reporting, decommissioning requirements, and public notification. He stated the proposed definitions are based on the function and intensity of the facility rather than specific technologies, allowing the regulations to remain flexible as technology evolves. He further explained the amendment creates new standards for utility-scale battery energy storage systems, including setbacks, buffering, screening, emergency response planning, compliance with applicable fire and building codes, annual certifications, financial assurance, and decommissioning requirements. He stated the proposed regulations are intended to provide predictable review standards while supporting economic development and protecting the community.

Commissioner Nesbitt asked how the proposed regulations would be enforced, whether the City has adequate staffing to investigate complaints, how the regulations would apply to existing accessory data centers, and whether vacant buildings could be converted into small data centers. Mr. Scannell stated Community Development, along with other City departments, would enforce the regulations, including investigating noise complaints and monitoring compliance with applicable standards. He explained the accessory data center regulations would apply going

forward and that accessory facilities serving a principal use would not require a Special Use Permit. He further explained that vacant buildings could potentially be repurposed as small data centers if they complied with all applicable zoning, performance, building, fire, and safety requirements. Mr. Scannell stated the proposed regulations include standards related to noise, lighting, generator testing, cooling systems, landscaping, annual compliance reporting, and decommissioning. He also noted the current approved data center project is exempt from the proposed ordinance because it received approvals prior to its adoption, although many similar requirements were incorporated into its development agreement.

Commissioner Ashbaugh asked about long-term maintenance of required landscaping and clarification of the proposed 500-foot separation requirement. Mr. Scannell stated required landscaping must be maintained and is subject to inspection and enforcement if concerns are reported. He explained the proposed 500-foot separation would be measured from property line to property line between a data center and protected uses such as residential properties, schools, hospitals, parks, and similar uses.

Commissioner Young recommended several revisions to the proposed amendment, including requiring Small and Major Data Processing & Hosting facilities to provide financial assurance for decommissioning similar to Battery Energy Storage Systems, requiring parking that meets the City's standard UDO requirements to better accommodate future reuse, increasing the neighborhood meeting notice from 15 days to 30 days with notices sent by certified mail, and clarifying that only projects with an issued building permit prior to the effective date of the ordinance would be exempt from the new regulations.

Commissioner Ashbaugh asked about building height limitations and underground construction. Mr. Scannell explained that major data centers would be subject to the I-1 zoning district regulations, which do not establish a maximum building height, and that underground data centers would not be permitted because they are only allowed within the I-1 zoning district, not the Underground Zoning District.

Chairwoman Wiley asked about the distinction between small and major data centers, utility capacity, the purpose of the proposed amendment, the duration of the moratorium, and whether the ordinance represented an appropriate balance between protecting the public while remaining supportive of economic development. She also expressed concern that the proposed amendment appeared to have been developed too quickly and asked whether additional time would be beneficial before adopting the regulations. Mr. Scannell explained the amendment establishes regulations where none currently exist, balances economic development with public health, safety, and welfare, and was developed after reviewing best practices from other communities. He stated the IPL Director was comfortable with the proposed 2.5-megawatt threshold for small data centers and that requiring closed-loop cooling systems would help preserve the City's water supply. Mr. Scannell stated the moratorium remains in effect for 180 days or until the regulations are adopted, noted the Unified Development Ordinance can be amended in the future as circumstances change, and stated staff believed the proposed amendment was ready for consideration.

Commissioner Nesbitt asked about the operation of closed-loop cooling systems, screening

requirements, disposal of water from cooling systems, and the process for future amendments to the Unified Development Ordinance. Mr. Arroyo explained cooling equipment is typically located outdoors but must comply with applicable screening requirements, and that disposal of water would be subject to applicable environmental regulations.

In response to Commissioner Ashbaugh's question, Mr. Scannell noted the Unified Development Ordinance is regularly amended as needed and that amendment requests may be initiated by staff, citizens, elected officials, or the Planning Commission.

Commissioner Nesbitt asked whether small data centers would require public notification and whether there were any pending Battery Energy Storage System applications. Mr. Scannell explained small data centers would not require a Special Use Permit or public notification if they met the ordinance requirements. He further stated the City does not currently have any Battery Energy Storage System applications but has discussed the concept with Independence Power & Light and is proposing the regulations proactively.

Public Comments

Daniel Morehead, 716 N. Blue Mills Road, stated he was representing the Independence Guard Alliance. He expressed support for establishing regulations for data centers but recommended additional study before adopting the proposed amendment. He stated the ordinance should further distinguish between different types of data centers, incorporate additional performance standards, and require projects without issued building permits to comply with the new regulations. He also expressed concern that the proposed amendment exempted projects with pending applications and stated he had previously submitted recommended ordinance language for the City's consideration.

Commissioner Comments

Commissioner Nesbitt requested additional discussion regarding Mr. Morehead's comments about future use of generators. Mr. Scannell explained residential generators are subject to the City's permitting and inspection requirements but are not specifically regulated under the proposed amendment. Commissioner Nesbitt expressed concern about potential future noise impacts and suggested the City continue monitoring emerging technology.

Chairwoman Wiley asked whether the Planning Commission could postpone consideration of the proposed amendment to allow additional study. Mr. Scannell explained the Planning Commission's options under the Unified Development Ordinance were to recommend approval, approval with modifications, or denial, and that any recommendation would be forwarded to the City Council for final consideration.

Chairwoman Wiley asked Commissioner Young to summarize his proposed amendments for the record. Commissioner Young restated his proposed changes, and Mr. Scannell summarized the amendments to confirm staff's understanding.

Commissioner Nesbitt stated he supported several of the proposed changes but believed additional study was needed before making a recommendation.

Motion
Commissioner Michael Young made a motion to make the following changes to the proposed UDO:

1. Revise the Small and Major Data Processing & Hosting regulations to match the Battery Energy Storage System (BESS) financial assurance requirements, including requiring a bond or irrevocable letter of credit for decommissioning.
2. Require new Small and Major Data Processing & Hosting facilities to provide parking that meets the City's standard UDO requirements to better accommodate future reuse if the facility is decommissioned.
3. Increase the neighborhood meeting notice for Major Data Processing & Hosting facilities from 15 days to 30 days and require notices to be sent by certified mail.
4. Clarify that only projects with an issued building permit prior to the effective date of the ordinance are exempt from the new regulations; projects with pending applications must comply with the updated UDO requirements.

Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Dan O'Neill seconded the motion. The motion failed Yes 1, No 6, Abstained 0.

ROUNDTABLE - NEXT MEETING JULY 28, 2026

ADJOURNMENT

The meeting was adjourned at 8:11 p.m.

INFO ONLY - CASE WITHDRAWN
Case 26-400-52 – Short-Term Rental – 12305 E 46th Ter S – A request to operate a Short-Term Rental at the property.

Planning Commission
Staff Report

MEETING DATE: July 28, 2026 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: Short-Term Rental – 630 N Sioux Ave

CASE NUMBER/REQUEST: **Case 26-400-76 – Short-Term Rental – 630 N. Sioux Avenue –** A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 630 N Sioux Ave

PROPERTY OWNER: Gerald Wahrenbrock

OWNER ADDRESS: 2405 SW Emerald Creek Pl, Blue Springs, Mo 64015

APPLICANT: Isabella Bare, Gentle Landing Homes

APPLICANT ADDRESS: 19315 E Holke Rd, Independence, Mo 64057

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 8, 2026
- Notification signs were posted on the property July 10, 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 630 N Sioux Ave

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

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 the City in 1963 and in 1965 the City assigned an R-1 (Single-Family Residential) zoning district classification to the site and surrounding residential properties. The area has been assigned a single-family zoning district classification since.

The property is described as lot 1676 of the Far View Heights subdivision recorded in 1972. County records indicate the single-family home was built in 1977.

The property is currently being operated as a short-term rental under a temporary permit through the end of July 2026.

Physical Characteristics of Property:
The lot contains approximately 7,840 square feet of land area and the single-family residence encloses approximately 917 square feet of living area characterized by split-level architecture.

Characteristics of the Area:

The surrounding area is characterized by a mix of split-level, raised-ranch, and ranch-style residences. The Far View Heights subdivision follows a traditional street-grid pattern extending from Ponca Drive on the west to Jones Road on the east. Homes within the neighborhood are generally similar in age, scale, and architectural design, and are situated on lots approximately 65 feet in width.

Parking:
The house features a tuck-under garage integrated into the lower level of the home for two (2) vehicles. At least two (2) additional vehicles can be parked on the driveway. The proposed short-

term rental meets or exceeds the minimum parking standards for a three (3) bedroom short-term rental.

Unruly Guest/Security:
The applicant has provided a noise management plan that includes the use of a continuous noise monitoring device. Quiet hours will be posted in the home as well as required Good Neighbor Guidelines and other required notices. The noise management plan conforms with the requirements of the Development Code.

Short Term Rental Requirements:

The applicant must address the following topics:

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

There are no other licensed Short-Term rentals within proximity and this property follows the density limitations of the City Code.

EXHIBITS

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

630 N Sioux Ave Independence MO 64056

STR License Submitted

Application number	A00234
Application date	2026-04-02
Applicant name	Isabella Bare

Collapse details

Submitted

Send license

Edit

Property Address	Parcel Number
630 N SIOUX AVE INDEPENDENCE MO 64056	16540154500000000

Permit Held By	Rental Structure
Property Manager	Single family

Permit Holder

First Name	Last Name	Company Name			
Isabella	Bare	Gentle Landing Homes	[redacted]	[redacted]	[redacted]

Property Owner(s)

Property Owner #1

First Name	Last Name			
Gerald	Wahrenbrock	[redacted]	[redacted]	[redacted]

Property Manager

First Name	Last Name	Company Name			
Isabella	Bare	Gentle Landing Homes	[redacted]	[redacted]	[redacted]

Responsible Agent

First Name	Last Name	Company Name			
Isabella	Bare	Gentle Landing Homes	[redacted]	[redacted]	[redacted]

Verification Documents

Floor Plan	Evacuation Plan	Parking Plan
floor_plan_2026-04-02-195557.png	fire_safety_2026-04-02-195557.png	parking_spaces_2026-04-02-195557.png
floor_plan_2026-04-02-195557.png	fire_safety_2026-04-02-195557.png	

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:

Quiet Hours: 10:00 PM 8:00 AM (no loud music or gatherings) Monitoring: Use of noise monitoring devices and regular checks Guest Rules: No parties or events; occupancy limits enforced Communication: Provide a contact number for complaints Enforcement: Violations may result in warnings, fines, or removal

Please provide your Trash Disposal & Collection Plan:

We use Ted's Trash Service, pickup is on Fridays.

Please provide all platforms that you plan to advertise on.

Airbnb, VRBO, Booking.com

Possible Violations

We found no violations for this property

Add Note

Notes

Add

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: July 8, 2026 Case Number: 26-400-76

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: 630 N Sioux Ave

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Gerald Wahrenbrock

[redacted]

[redacted]

Planning Commission Meeting Date: July 28, 2026 at 6:00 p.m.

Location of public hearing: 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

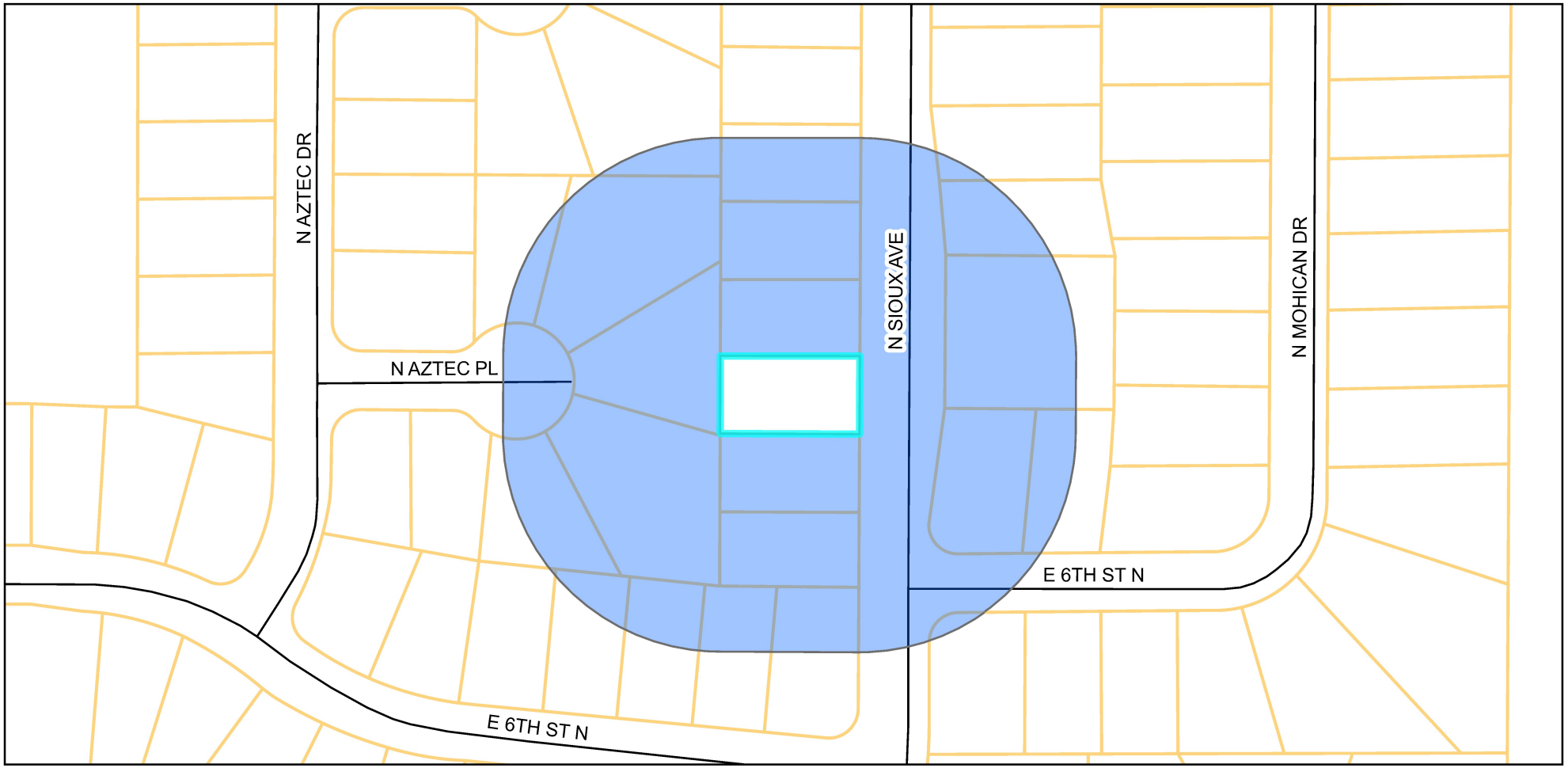
Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
16-540-17-05-00-0-00-000	19401 E 6TH ST	TURNBOW BRENT	19401 E 6TH ST N	INDEPENDENCE	MO	64056
16-540-16-18-00-0-00-000	645 N SIOUX AVE	WININGAR BUFORD E & CAROL E	645 N SIOUX AVE	INDEPENDENCE	MO	64056
16-540-15-29-00-0-00-000	635 N AZTEC PL	MARTINEZ JOE L & AMBER M	635 AZTEC PL	INDEPENDENCE	MO	64055
16-540-15-44-00-0-00-000	624 N SIOUX AVE	JOHNSON JOHN J JR & TERESA L	PO BOX 162	INDEPENDENCE	MO	64051-0162
16-540-16-17-00-0-00-000	651 N SIOUX AVE	BUTLER CLAYBORN B & CAROLYN S	651 SIOUX	INDEPENDENCE	MO	64056
16-540-15-31-00-0-00-000	627 N AZTEC PL	REDMOND KATIE N	627 AZTEC PL	INDEPENDENCE	MO	64056
16-540-15-39-00-0-00-000	19218 E 6TH ST	UNITED WHOLESALE MORTGAGE LLC	425 PHILLIP BLVD	EWING	NJ	8618
16-540-16-22-00-0-00-000	19406 E 6TH ST	FLOYD SHAWN	3120 S ARROWHEAD DR	INDEPENDENCE	MO	64057
16-540-15-40-00-0-00-000	19224 E 6TH ST	MCBEE PROPERTIES LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
16-540-15-41-00-0-00-000	19300 E 6TH ST	BARLOW JOSHUA R & NICOLE & HOOVER BARBARA	18908 HOLKE RD	INDEPENDENCE	MO	64057
16-540-16-42-00-0-00-000	633 N SIOUX AVE	WILSON ANDREA	633 N SIOUX AVE	INDEPENDENCE	MO	64056
16-540-15-45-00-0-00-000	630 N SIOUX AVE	WAHRENBROCK GERALD H & JEANNE TRUSTEES	15917 E 29TH STREET CT S	INDEPENDENCE	MO	64055
16-540-15-32-00-0-00-000	623 N AZTEC PL	HARRIS LINDA CAROL	623 N AZTEC PL	INDEPENDENCE	MO	64056
16-540-15-23-00-0-00-000	665 N AZTEC WAY	LANCE JEREMY DWAYNE & LANCE JASON R	665 N AZTEC WAY	INDEPENDENCE	MO	64056
16-540-15-38-00-0-00-000	19212 E 6TH ST	BR HOMES KCMO LLC	6915 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116
16-540-15-33-00-0-00-000	619 N AZTEC PL	NGI PROPERTIES LLC	203 RIDGEWAY DR	GREENWOOD	MO	64034
16-540-15-47-00-0-00-000	642 N SIOUX AVE	CAREY ROSS	229 NW BLUE PKWY	LEES SUMMIT	MO	64063
16-540-15-48-00-0-00-000	648 N SIOUX AVE	BOWMAN MICHAEL J	1206 SW CRYSTAL CREEK PL	BLUE SPRINGS	MO	64015
16-540-15-43-00-0-00-000	618 N SIOUX AVE	OLSON DAVID L & LINDA S	618 N SIOUX AVE	INDEPENDENCE	MO	64056
16-540-15-42-00-0-00-000	19306 E 6TH ST	MCCASLIN SONYA	19306 E 6TH ST N	INDEPENDENCE	MO	64056
16-540-15-30-00-0-00-000	631 N AZTEC PL	REYNA LORENA	631 N AZTEC PL	INDEPENDENCE	MO	64056
16-540-16-21-00-0-00-000	19400 E 6TH ST	CLARK JULIE K	19400 E 6TH ST N	INDEPENDENCE	MO	64056

Notification Area Map

INDEPENDENCE
COMMUNITY DEVELOPMENT

630 N Sioux Ave

Case #26-400-76



Notification Area

Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-76

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 8 day of July, 2026.

Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of July, 2026.

Miranda J Rice

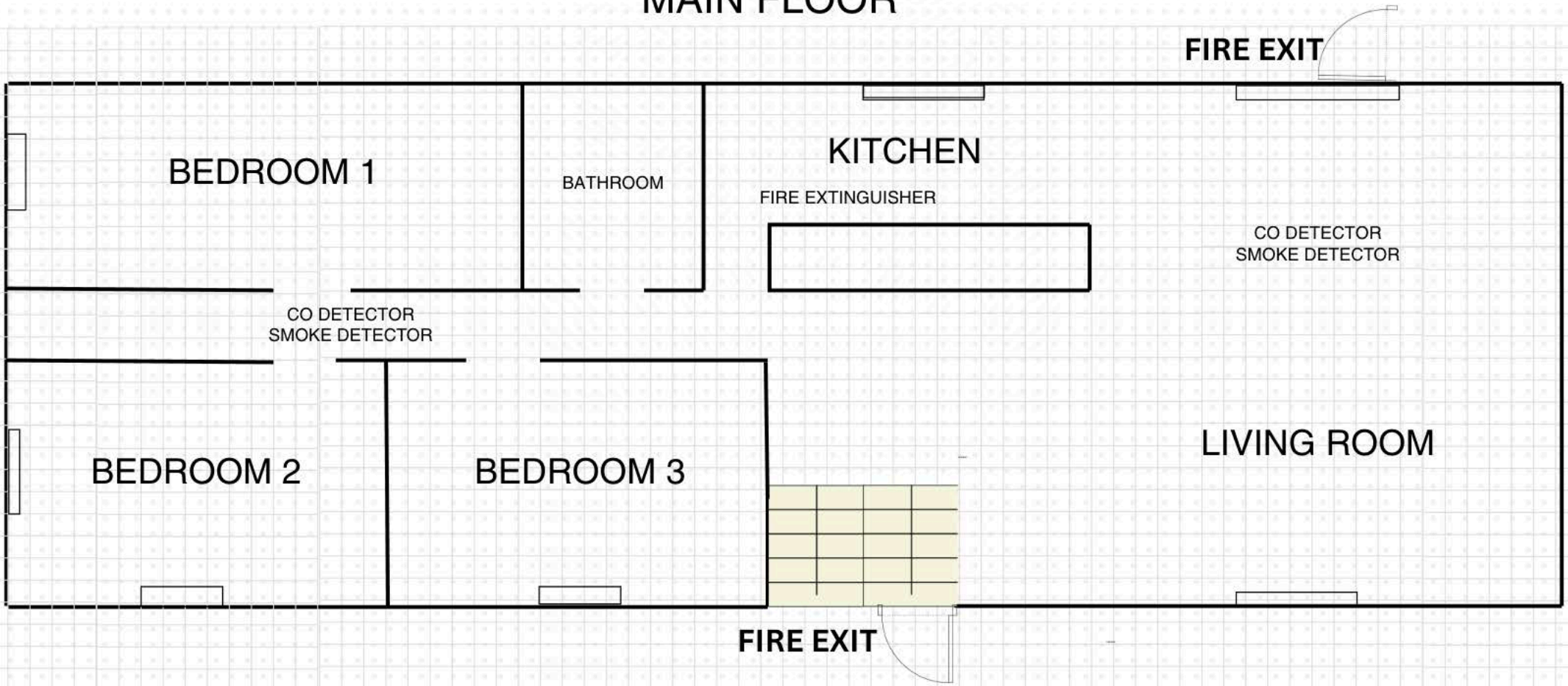
Notary Public

March 12, 2028

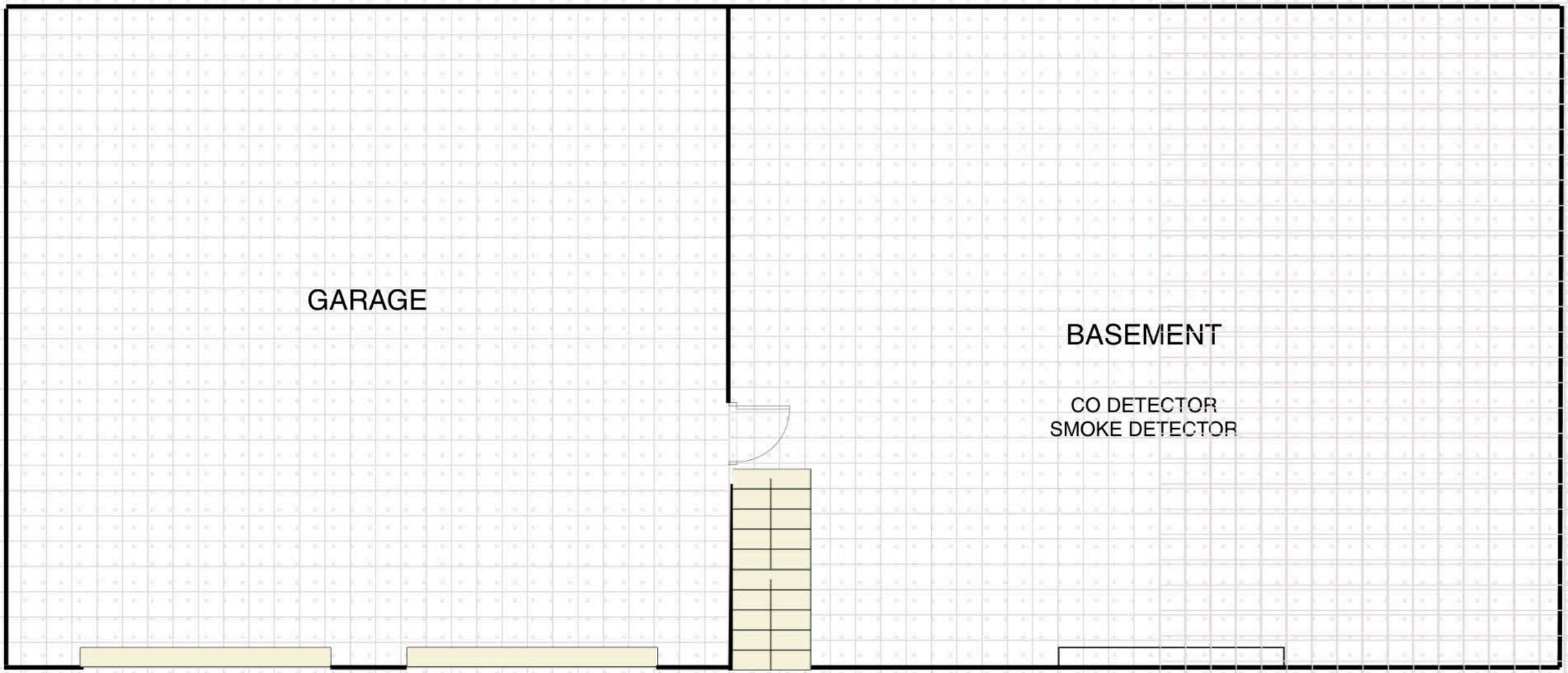
Commission Expiration Date

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

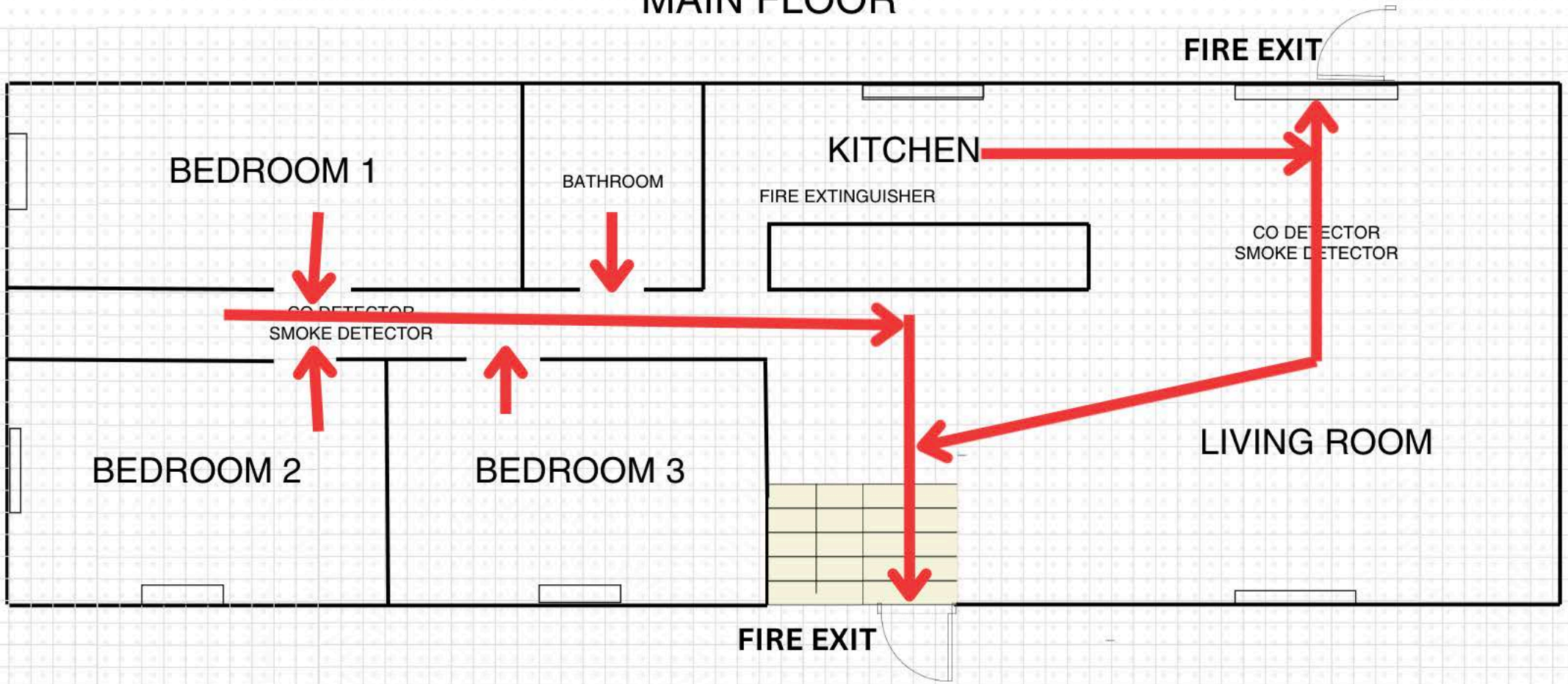
FLOOR PLAN
MAIN FLOOR



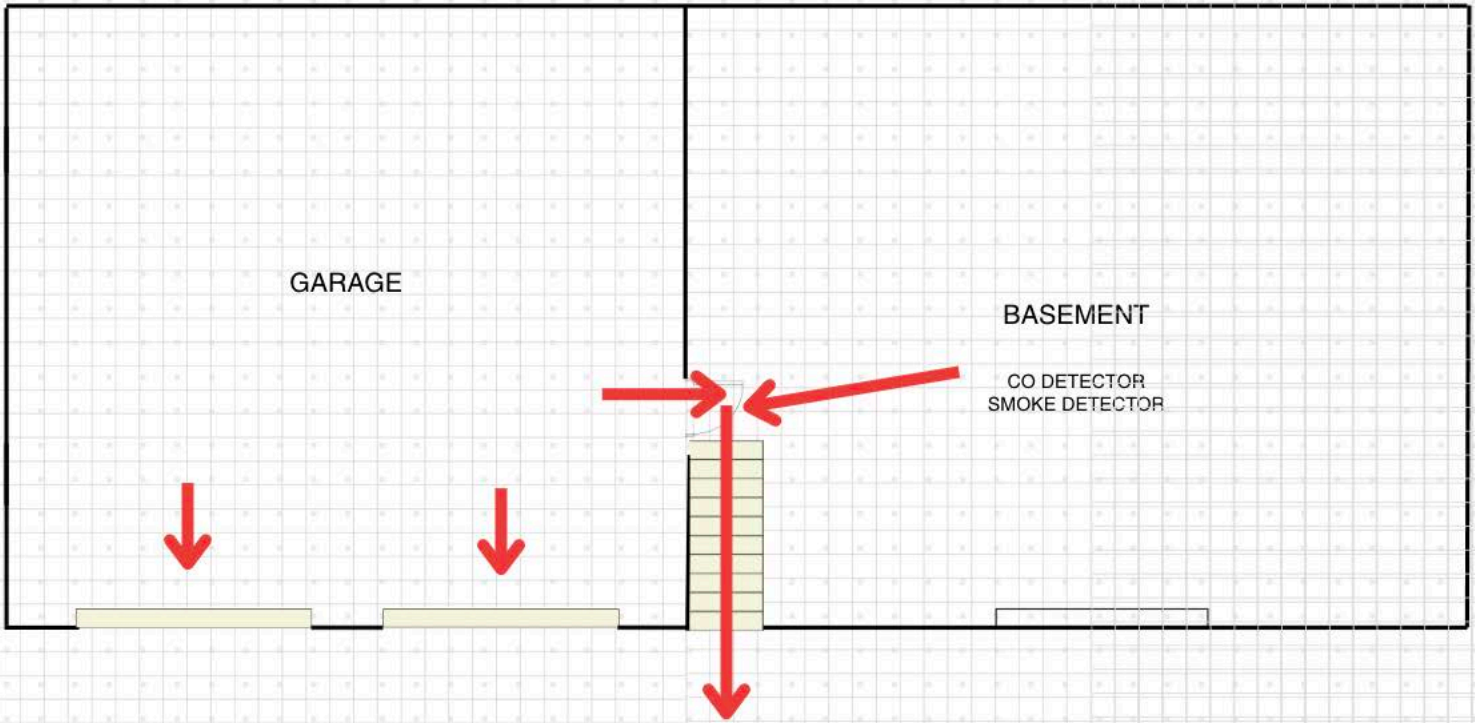
FLOOR PLAN
GARAGE/BASEMENT



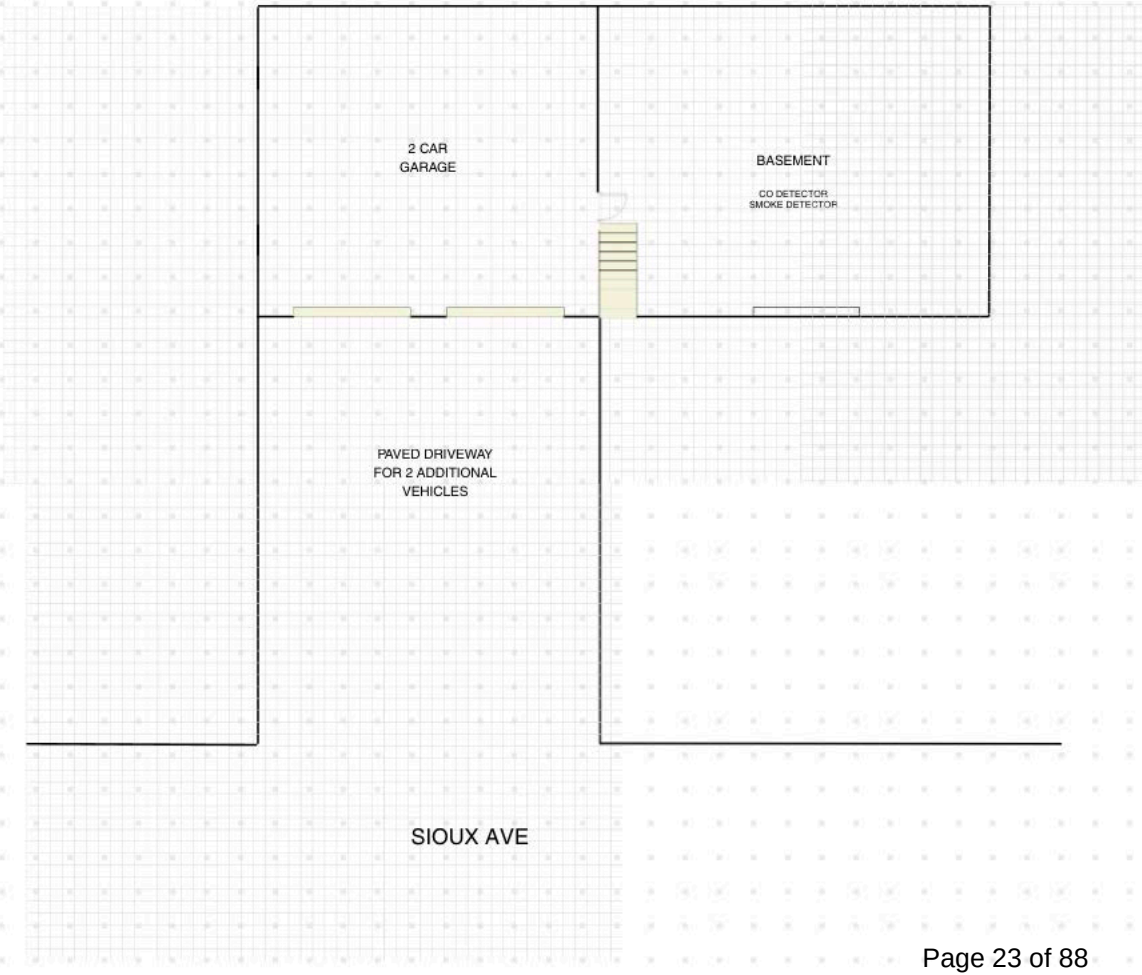
FLOOR PLAN
MAIN FLOOR



FLOOR PLAN
GARAGE/BASEMENT



FLOOR PLAN
GARAGE/BASEMENT

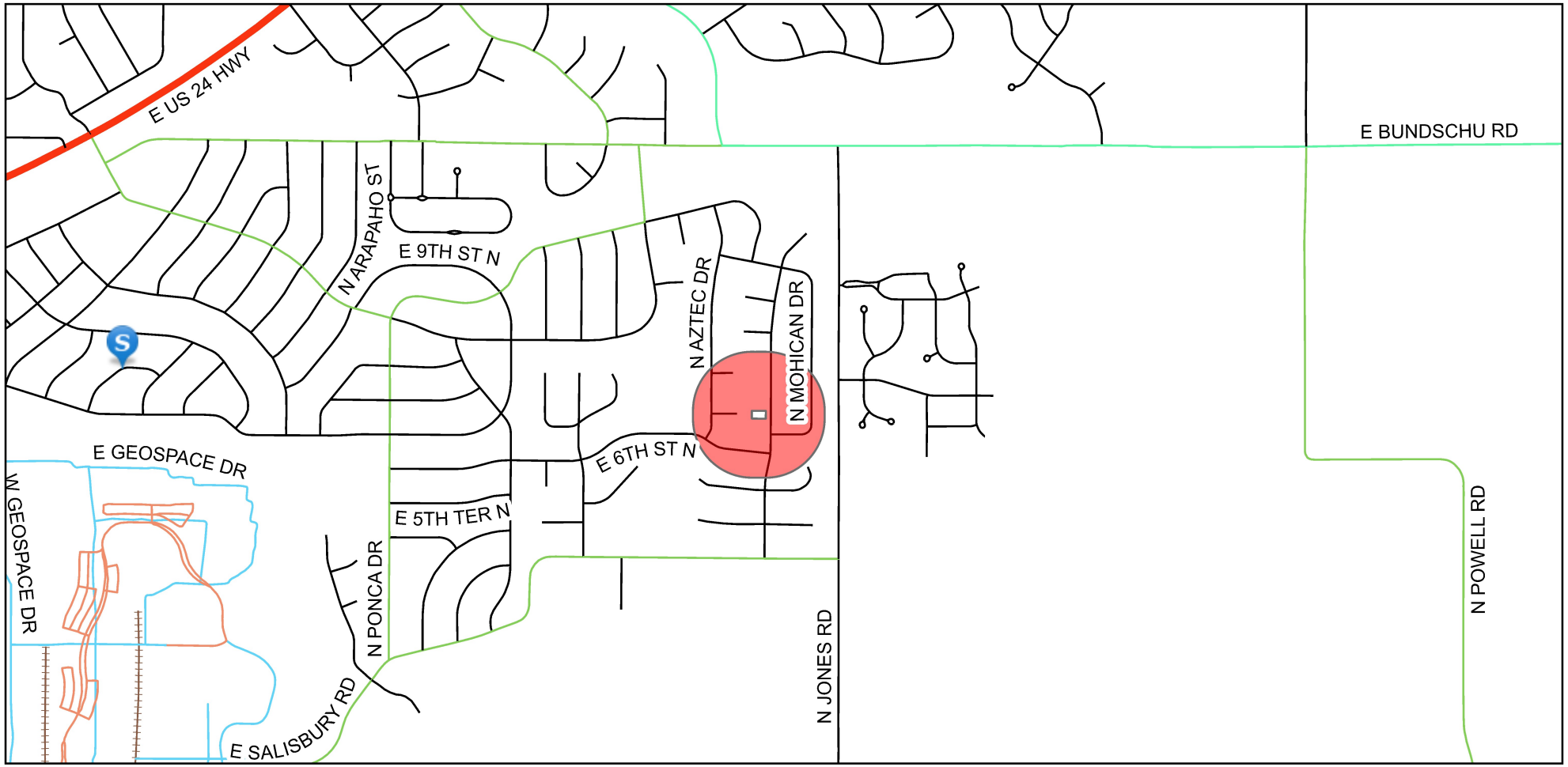


Nearest Short Term Rental

INDEPENDENCE
COMMUNITY DEVELOPMENT

630 N Sioux Ave

Case #26-400-76



500ft Separation Requirement

Short Term Rentals

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Planning Commission
Staff Report

MEETING DATE: July 28, 2026 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: 17101 E Berry Ln

CASE NUMBER/REQUEST: **Case 26-400-77 – Short-Term Rental – 17101 E Berry Ln –** A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 17101 E Berry Ln

APPLICANT: Isabella Bare, Gentle Landing Homes LLC

APPLICANT ADDRESS: 19315 Holke Rd, Independence, Mo 64057

OWNER: Loni Bernard, New Earth Properties LLC

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

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 8, 2026
- Notification signs were posted on the property July 10, 2026

FURTHER ACTION:

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

RECOMMENDATION

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

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to six (6) adults total.
5. The maximum number of bedrooms shall be three (3).

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

PROJECT DESCRIPTION

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

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

BACKGROUND HISTORY

Proposal:

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

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

The applicant requested short-term rental approval for this dwelling unit in March of 2026. At that time, the Planning Commission denied the request for operations without a license. The business operator has since obtained temporary short-term rental approval through the end of July 2026 and is requesting approval to continue operations upon the expiration of their temporary permit.

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

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

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

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

Short Term Rental Requirements:

The applicant must address the following topics:

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

This application follows the density limitations of the City Code.

EXHIBITS

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

17101 Berry Ln Independence MO 64057

STR License

Submitted

Application number	A00195
Application date	2026-02-04
Applicant name	Isabella Bare

> Collapse details

Submitted

Send license

Edit

Property Address
17101 BERRY LN INDEPENDENCE MO 64057

Parcel Number
25910070400000000

Permit Held By
Property Manager

Rental Structure
Single family

Permit Holder

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

[redacted]

Mailing Address
19315 Holke Rd, Independence, MO 64057

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name
Loni	Bernard	New Earth Properties LLC

[redacted]

Mailing Address
31605 E Burgess Rd, Buckner, MO 64016

Property Manager

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

[redacted]

Mailing Address
19315 Holke Rd, Independence, MO 64057

Responsible Agent

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

[redacted]

Mailing Address
3601 S Marshall Dr, Independence, MO 64055

Verification Documents

Floor Plan
floor_plan_2026-02-05-010542.pdf

Evacuation Plan
fire_safety_2026-02-05-010542.pdf

Parking Plan
parking_spaces_2026-02-05-010542.pdf

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

6

Is street parking allowed?

No

Please provide your Noise Management Plan:

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

Please provide your Trash Disposal & Collection Plan:

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

Please provide all platforms that you plan to advertise on.

Airbnb & VRBO.

Possible Violations

We found no violations for this property

Add Note

Notes

Add

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: July 8, 2026 Case Number: 26-400-77

Dear Property Owner:

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

Address of proposed Short-Term Rental: 17101 E Berry Ln

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Loni Bernard, New Earth Properties, LLC

[redacted]

[redacted]

Planning Commission Meeting Date: July 28, 2026 at 6:00 p.m.

Location of public hearing: 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

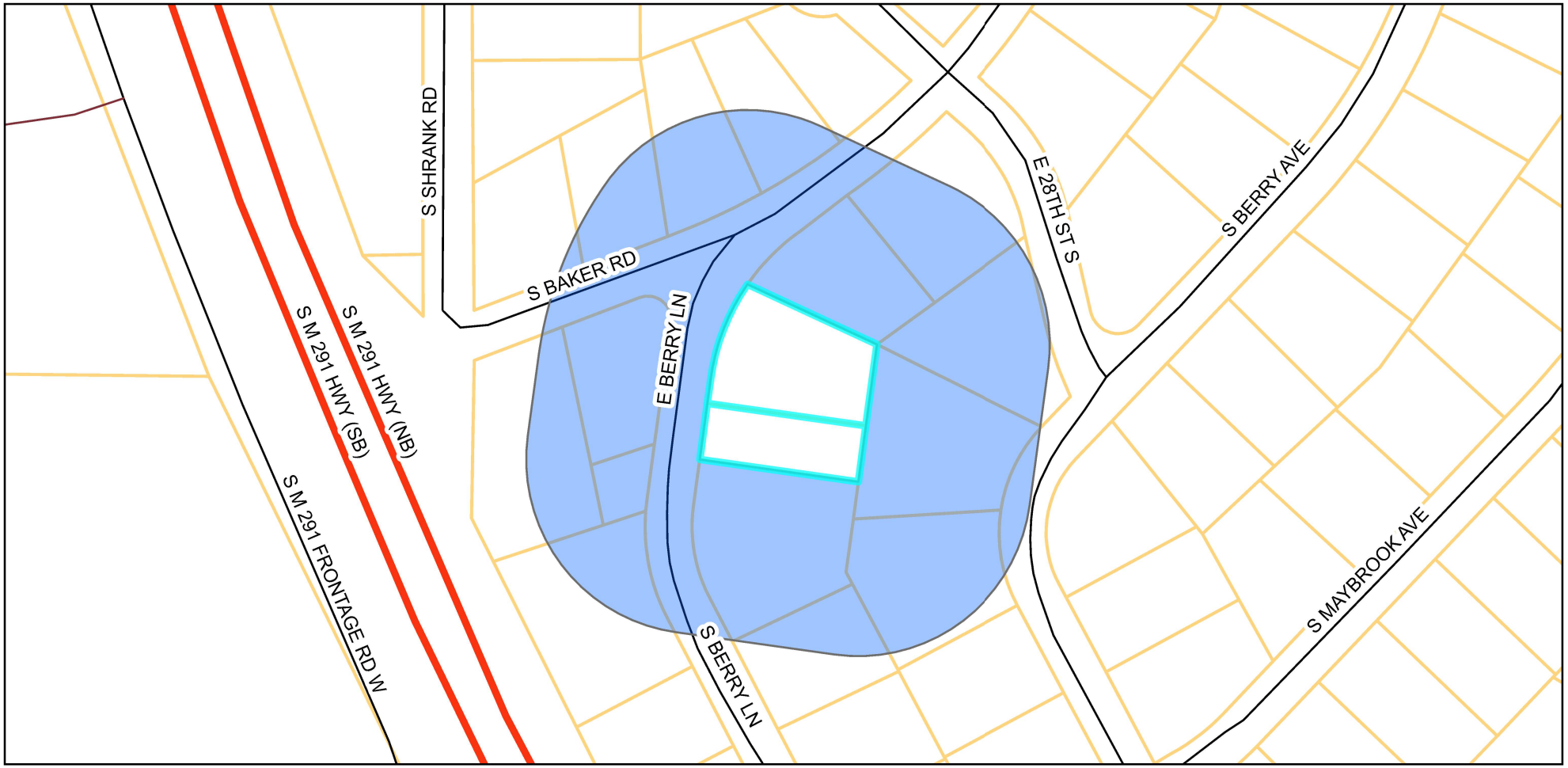
Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
25-910-07-13-00-0-00-000	2806 S BERRY AVE	MCNUTTY LAURA J & DON M	2806 BERRY AVE	INDEPENDENCE	MO	64057
25-910-07-03-00-0-00-000	17101 E BERRY LN	NEW EARTH PROPERTIES LLC	31605 E BURGESS RD	BUCKNER	MO	64016
25-910-07-06-00-0-00-000	2817 S BERRY LN	MILLS DONALD & ESTHER	2817 BERRY LN	INDEPENDENCE	MO	64057
25-910-07-02-00-0-00-000	2805 S BAKER RD	JACQUEZ-BADOS LAURA A & BADOS MARCOS	2805 BAKER RD	INDEPENDENCE	MO	64057
25-910-07-01-00-0-00-000	2801 S BAKER RD	ROCKHOLD JOHN R-TRUSTEE	2801 BAKER RD	INDEPENDENCE	MO	64057
25-910-06-09-00-0-00-000	2808 S BAKER RD	COLE TIMOTHY B	2808 BAKER RD	INDEPENDENCE	MO	64057
25-910-08-25-00-0-00-000	2814 S BERRY LN	BUCKALLEW TAYLOR	2814 BERRY LN	INDEPENDENCE	MO	64057
25-910-06-07-00-0-00-000	2818 S BAKER RD	BUETTGENBACH BRIAN L & TIFFANY L	2818 BAKER RD	INDEPENDENCE	MO	64057
25-910-07-05-00-0-00-000	2813 S BERRY LN	SCOTT HAYLEY M	2813 BERRY LN	INDEPENDENCE	MO	64055
25-910-06-08-00-0-00-000	2812 S BAKER RD	DELMONT JACQUELYN L-TRUSTEE	3317 S TRAIL RIDGE DR	INDEPENDENCE	MO	64055
25-910-06-10-00-0-00-000	2804 S BAKER RD	MASTERS TIMOTHY & DENISE	2804 BAKER RD	INDEPENDENCE	MO	64057
25-910-07-15-00-0-00-000	2800 S BERRY AVE	HUSEBY RACHEL A & JARED M	2800 BERRY AVE	INDEPENDENCE	MO	64057
25-910-08-04-00-0-00-000	2806 S BERRY LN	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
25-910-08-24-00-0-00-000	2813 S BAKER RD	ANDERSON MICHAEL W & ROMANZI DONNA	2813 BAKER RD	INDEPENDENCE	MO	64057
25-910-08-01-00-0-00-000	2809 S BAKER RD	SKOCH JON TYLER	2809 BAKER RD	INDEPENDENCE	MO	64057
25-910-06-06-00-0-00-000	2822 S BAKER RD	HAMPTON ROBERT	2822 S BAKER RD	INDEPENDENCE	MO	64057
25-910-07-14-00-0-00-000	2804 S BERRY AVE	MEDINA-NAVA CONRRADO & VALDEZ-MEDINA ANA	2804 BERRY AVE	INDEPENDENCE	MO	64057

Notification Area Map

INDEPENDENCE
COMMUNITY DEVELOPMENT

17101 E Berry Ln

Case #26-400-77



Notification Area

Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-77

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 8 day of July, 2026.

Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of July, 2026.

Miranda L Rice

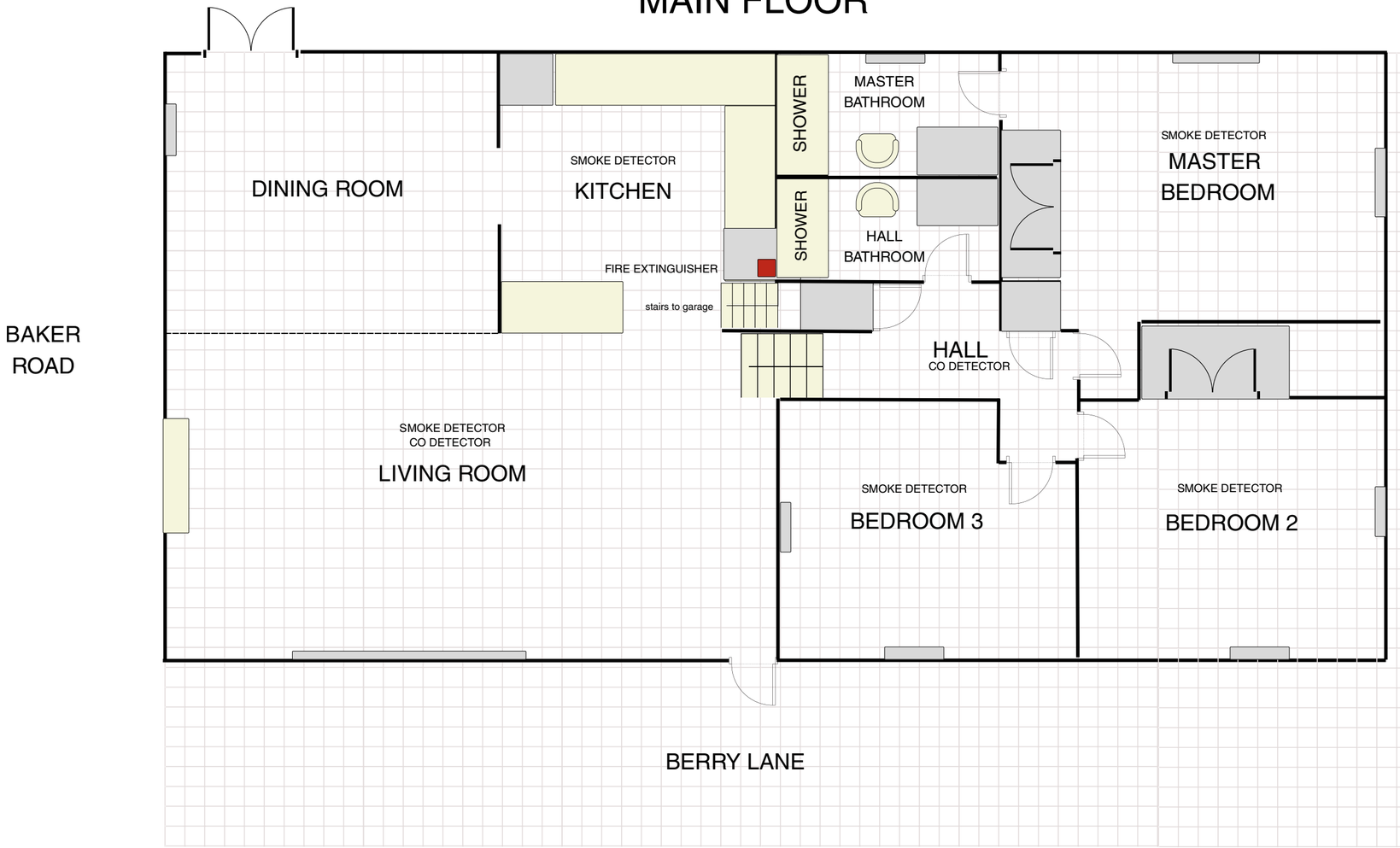
Notary Public

March 12, 2028

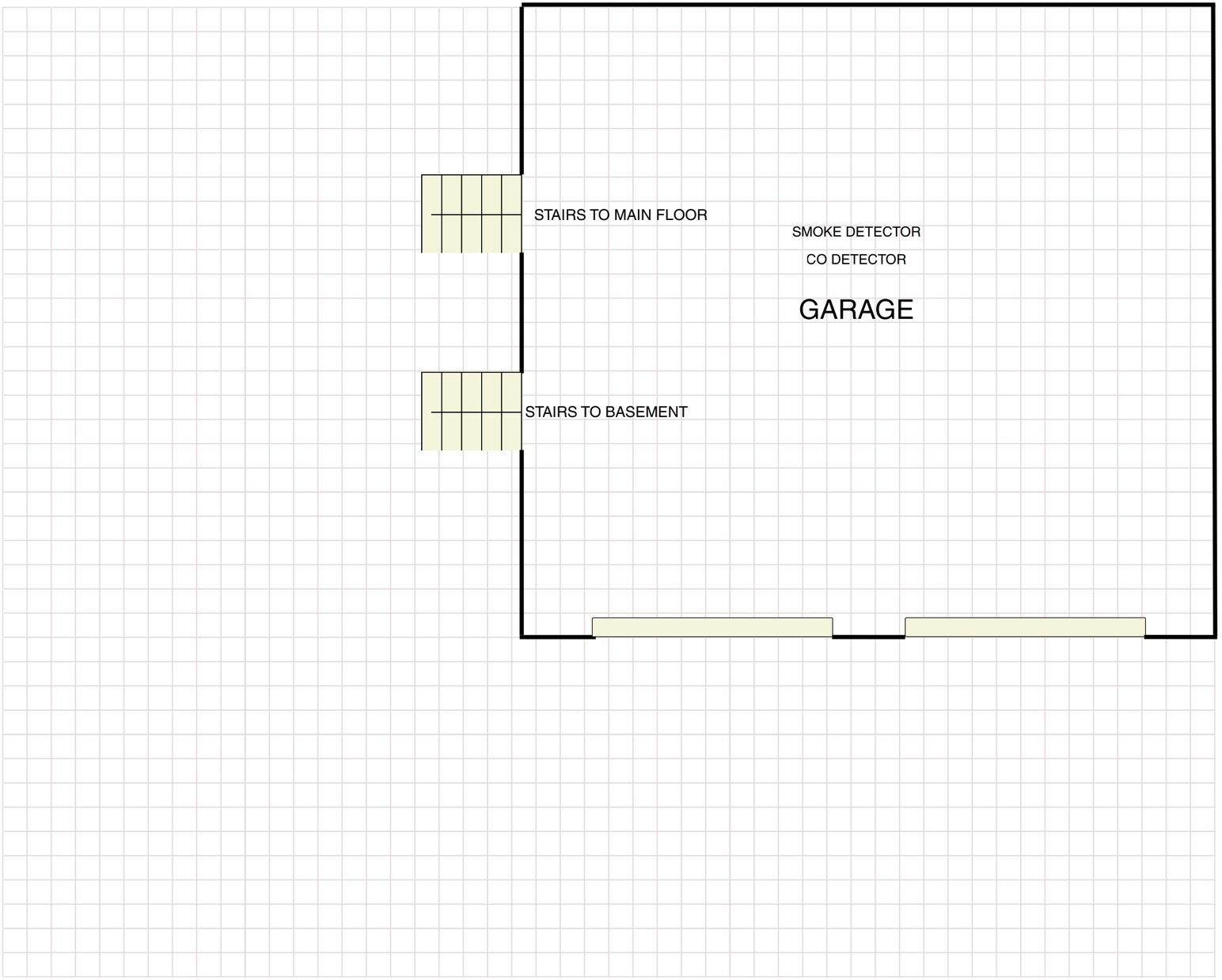
Commission Expiration Date

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

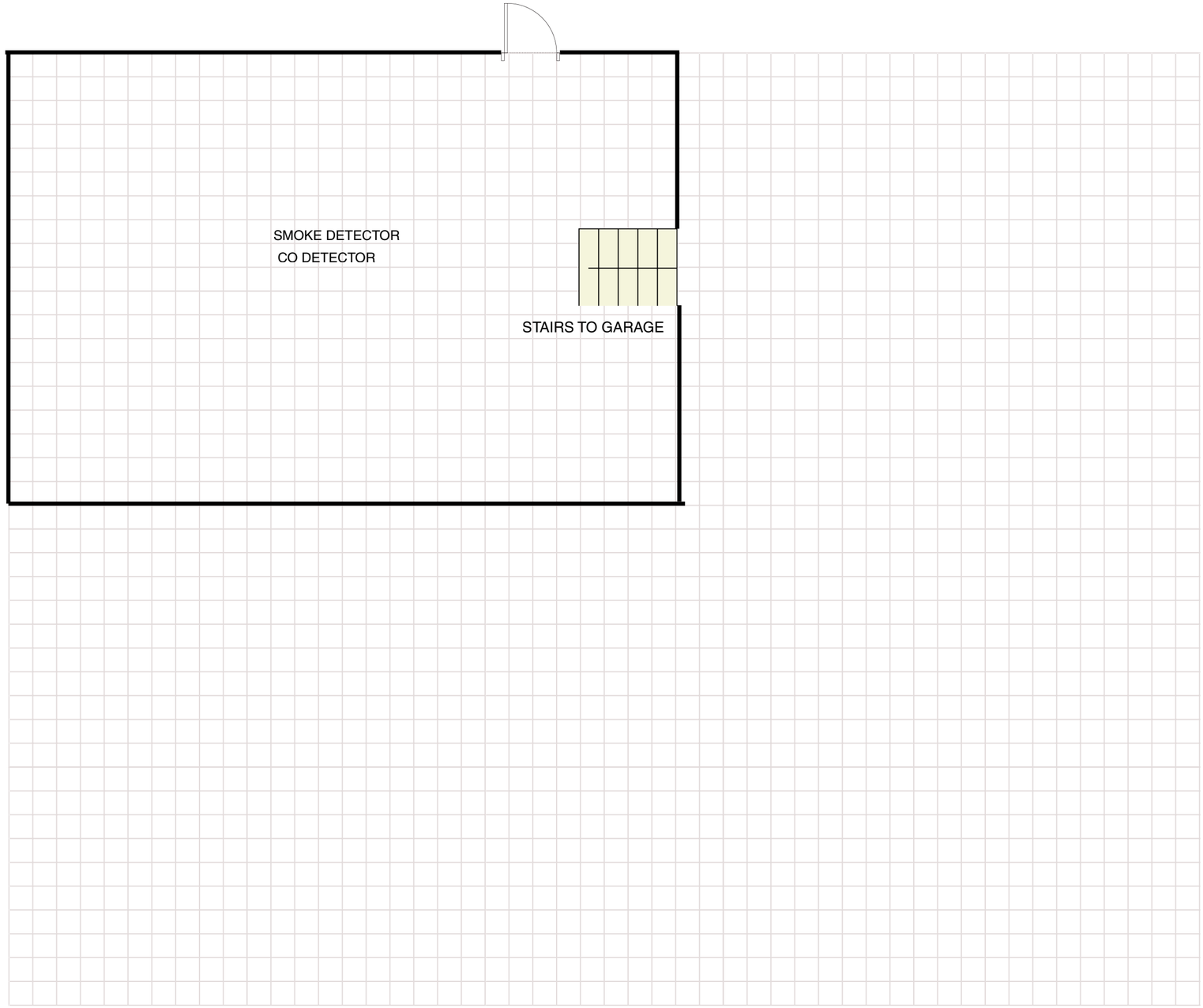
FLOOR PLAN
MAIN FLOOR



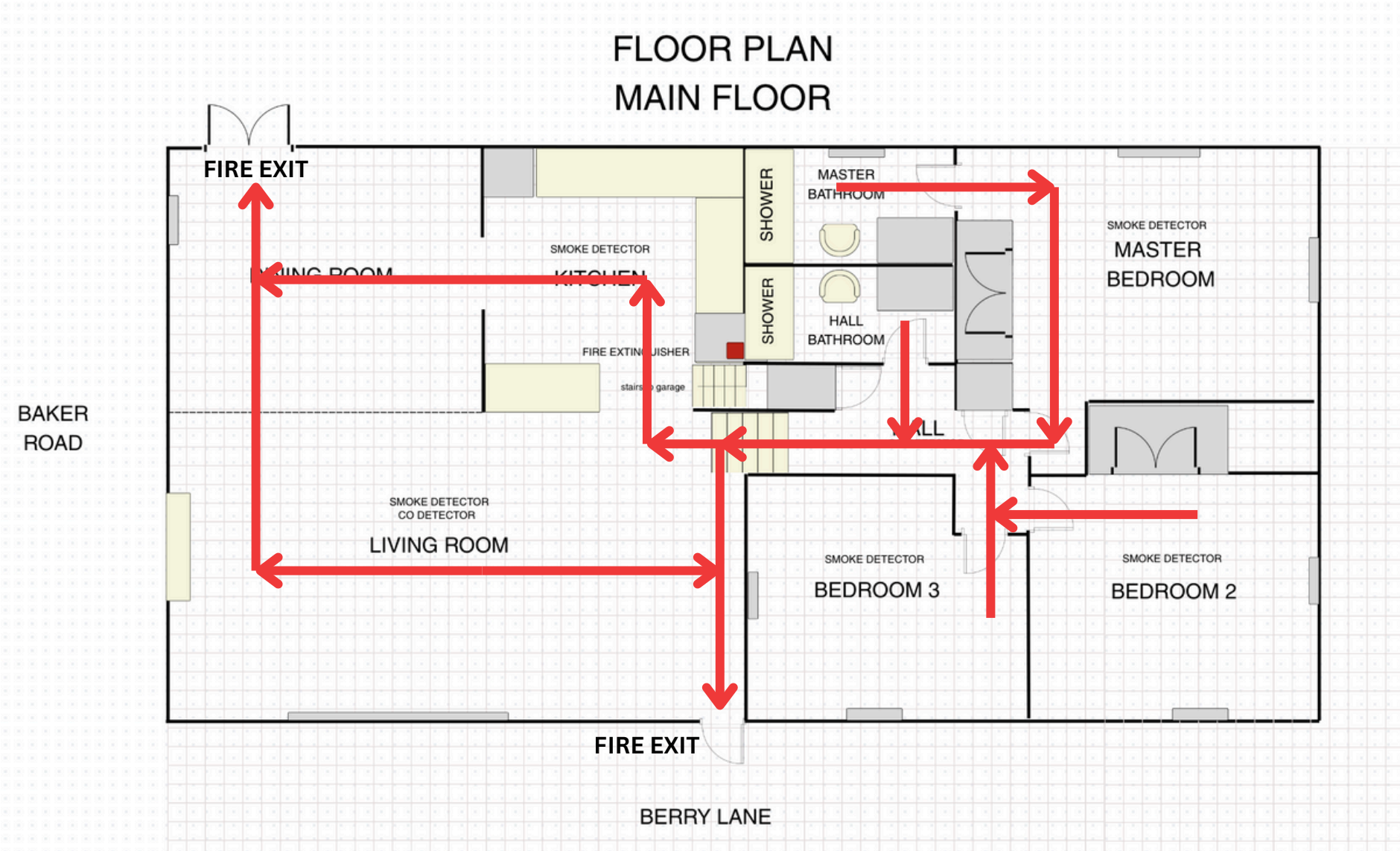
FLOOR PLAN
GARAGE



FLOOR PLAN
BASEMENT

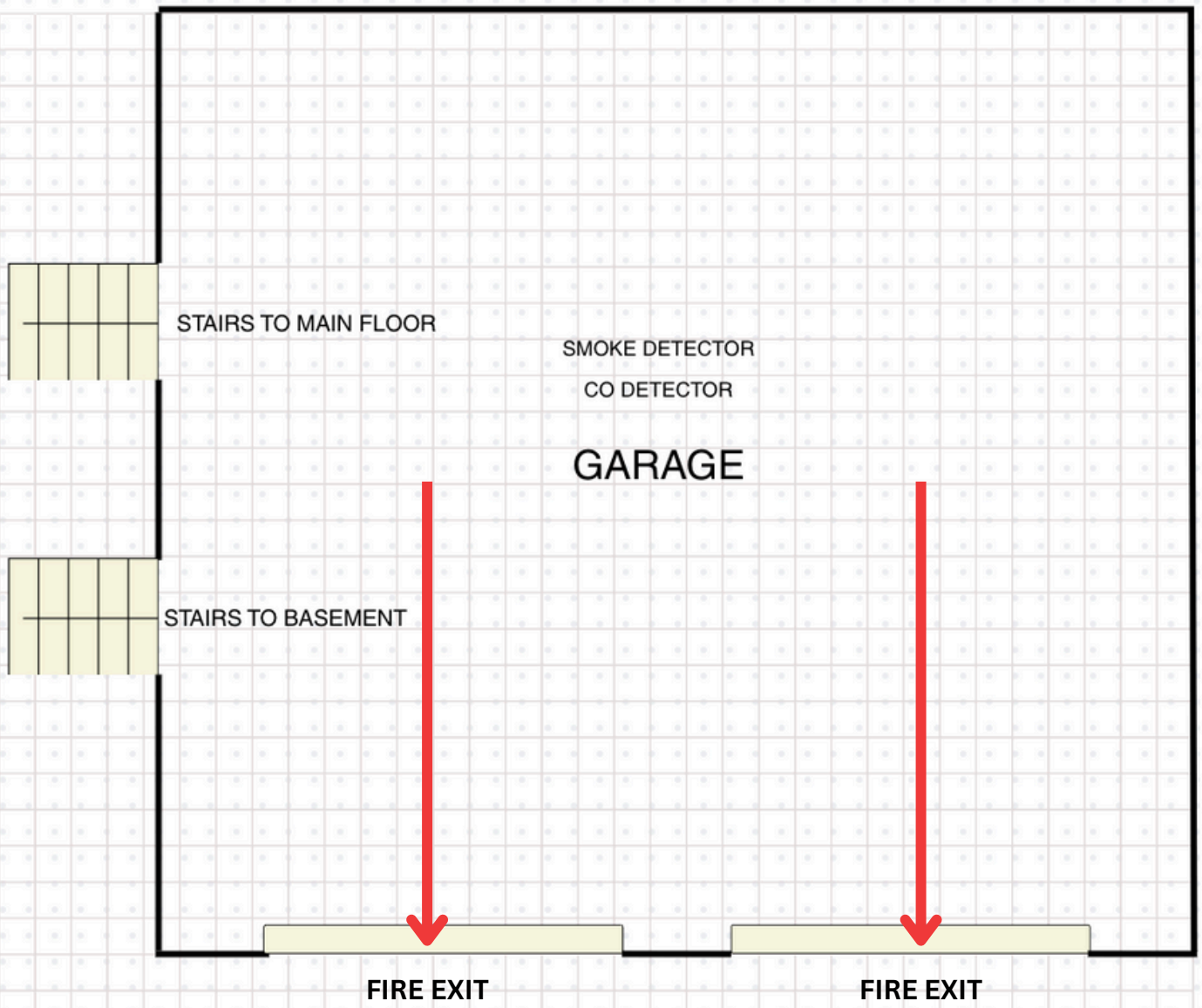


EVACUATION PLAN



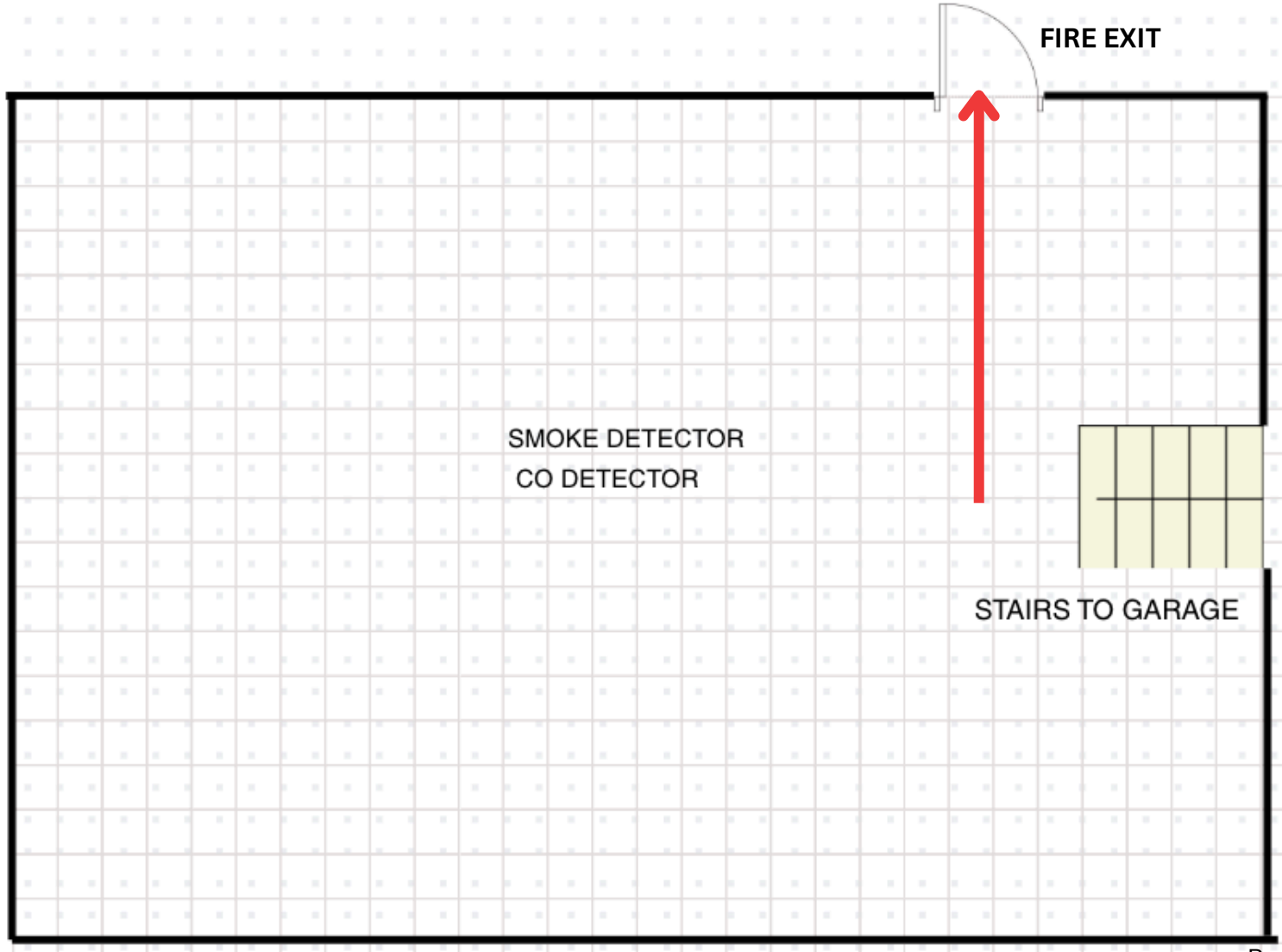
EVACUATION PLAN

FLOOR PLAN
GARAGE

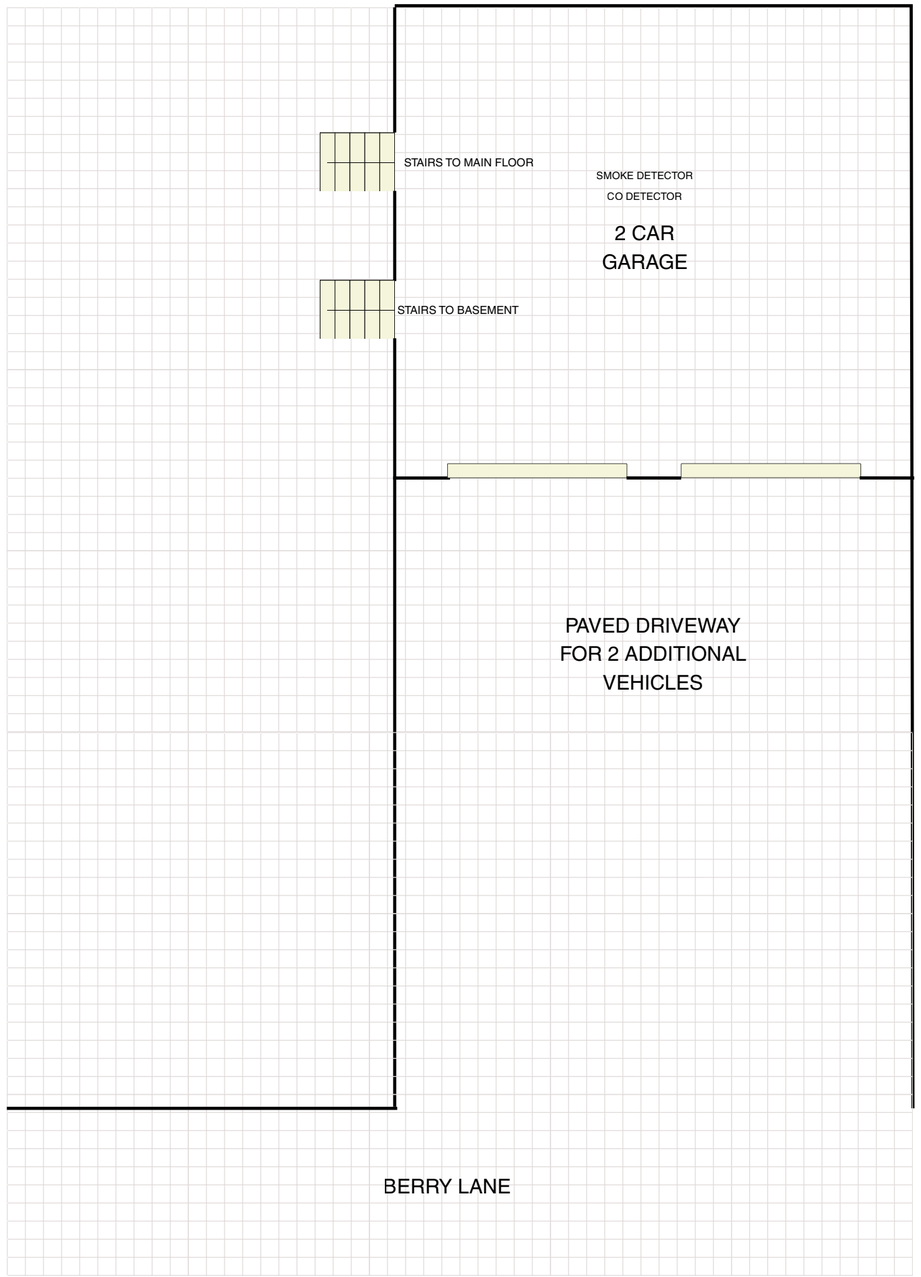


EVACUATION PLAN

FLOOR PLAN
BASEMENT



PARKING PLAN
FLOOR PLAN
GARAGE

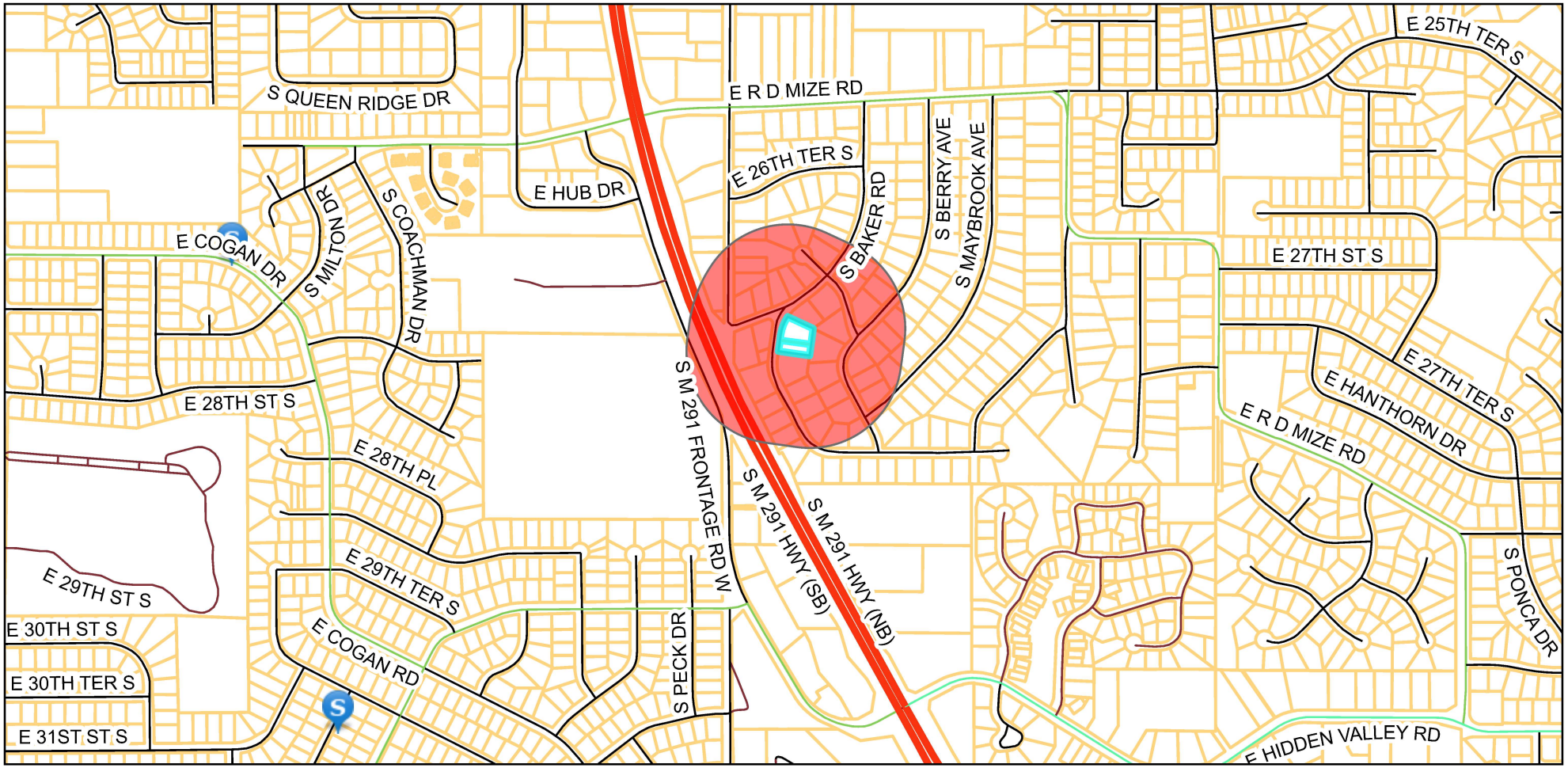


Nearest Short Term Rental

INDEPENDENCE
COMMUNITY DEVELOPMENT

17101 E Berry Ln

Case #26-400-77



500 ft Separation Requirement

Parcels

Short Term Rentals

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Planning Commission
Staff Report

MEETING DATE: July 28, 2026 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: 813 S Liberty St

CASE NUMBER/REQUEST: **Case 26-400-82 – Short-Term Rental – 813 S. Liberty Street –** A request to operate a Short-Term Rental at the property

PROPERTY ADDRESS: 813 S Liberty St

APPLICANT: Tina Chaney, TDC Rental Properties LLC

APPLICANT ADDRESS: 712 SW Scherer Rd, Lees Summit, Mo 64082

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

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 8, 2026
- Notification signs were posted on the property July 10, 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 813 S Liberty St.

Current Zoning:	R-6 (Single-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 subject site was annexed to the city in 1851. Jackson County records indicate the structure was built in 1951. Upon adoption of the zoning ordinance, in 1965, the property was designated a two-family zoning classification. In 2009, the city initiated a rezoning of the site and surrounding properties, in an effort to improve the sustainability of the area and prevent the future conversion of one-family residential properties into multi-family uses (Case #09-100-09). The City Council approved the rezoning in November of 2009 (Ord. No. 17445).

Physical Characteristics of Property:
The subject site is considered an irregular tract +/-2,614 square feet in size, being comprised of a portion of Lot 11 of the French Park subdivision recorded in 1887. County records indicate the dwelling encloses +/-764 square feet of living area. The dwelling consists of a single-story ranch dwelling with a prominent front porch.

Characteristics of the Area:

The subject site is located on the east side of Liberty Street, one block southeast of the Bingham-Waggoner Estate. The surrounding neighborhood is characterized by single-family residences of a variety of architectural characteristics and configurations.

Parking:
A single-car wide driveway provides enough parking for one (1) vehicles. There is enough street frontage for one (1) additional vehicle for guest parking. The available parking for the proposed short-term rental meets the minimum standards for short-term rentals.

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

Short Term Rental Requirements:

The applicant must address the following topics:

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

813 S Liberty St Independence MO 64050

STR License

Status
Submitted

Application number	A00264
Application date	2026-06-06
Applicant name	Tina Chaney

Collapse details

Submitted

Send license

Edit

Property Address	Parcel Number
813 S LIBERTY ST INDEPENDENCE MO 64050	26520101000000000

Permit Held By	Rental Structure
Owner	Single family

Permit Holder

First Name	Last Name	Company Name			
Tina	Chaney	TDC Rental Properties, LLC	[redacted]	[redacted]	[redacted]

Property Owner(s)

Property Owner #1

First Name	Last Name	Company Name			
Tina	Chaney	TDC Rental Properties, LLC	[redacted]	[redacted]	[redacted]

Property Manager

First Name	Last Name	Company Name			
Tina	Chaney	TDC Rental Properties, LLC	[redacted]	[redacted]	[redacted]

Responsible Agent

First Name	Last Name	Company Name			
Tina	Chaney	TDC Rental Properties, LLC	[redacted]	[redacted]	[redacted]

Verification Documents

Floor Plan	Evacuation Plan	Parking Plan
floor_plan_2026-06-06-153804.pdf	fire_safety_2026-06-06-153803.pdf	parking_spaces_2026-06-06-153804.pdf

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?

6

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

Minut Monitoring team will be monitoring the property. They give the guest an app and they message guests when noise is too loud. If it continues, they notify the property management team, which is Evolve to take care of the situation.

Please provide your Trash Disposal & Collection Plan:

Republic Services, trash and recycling. Trash cans will be stored inside the shed on the property at top of the driveway.

Please provide all platforms that you plan to advertise on.

Evolve is the management team, we will be on the following platforms: Evolve, Airbnb, Vrbo, Booking.com, Expedia, Google, Hopper, Homes & Villas by Marriott Bonvoy

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: July 8, 2026 Case Number: 26-400-82

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: 813 S. Liberty Street

Total Maximum occupancy: Six (6) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Tina Chaney, TDC Rental Properties, LLC

[redacted]

[redacted]

Planning Commission Meeting Date: July 28, 2026 at 6:00 p.m.

Location of public hearing: 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.

Brian Harker

Brian L. Harker

Planner

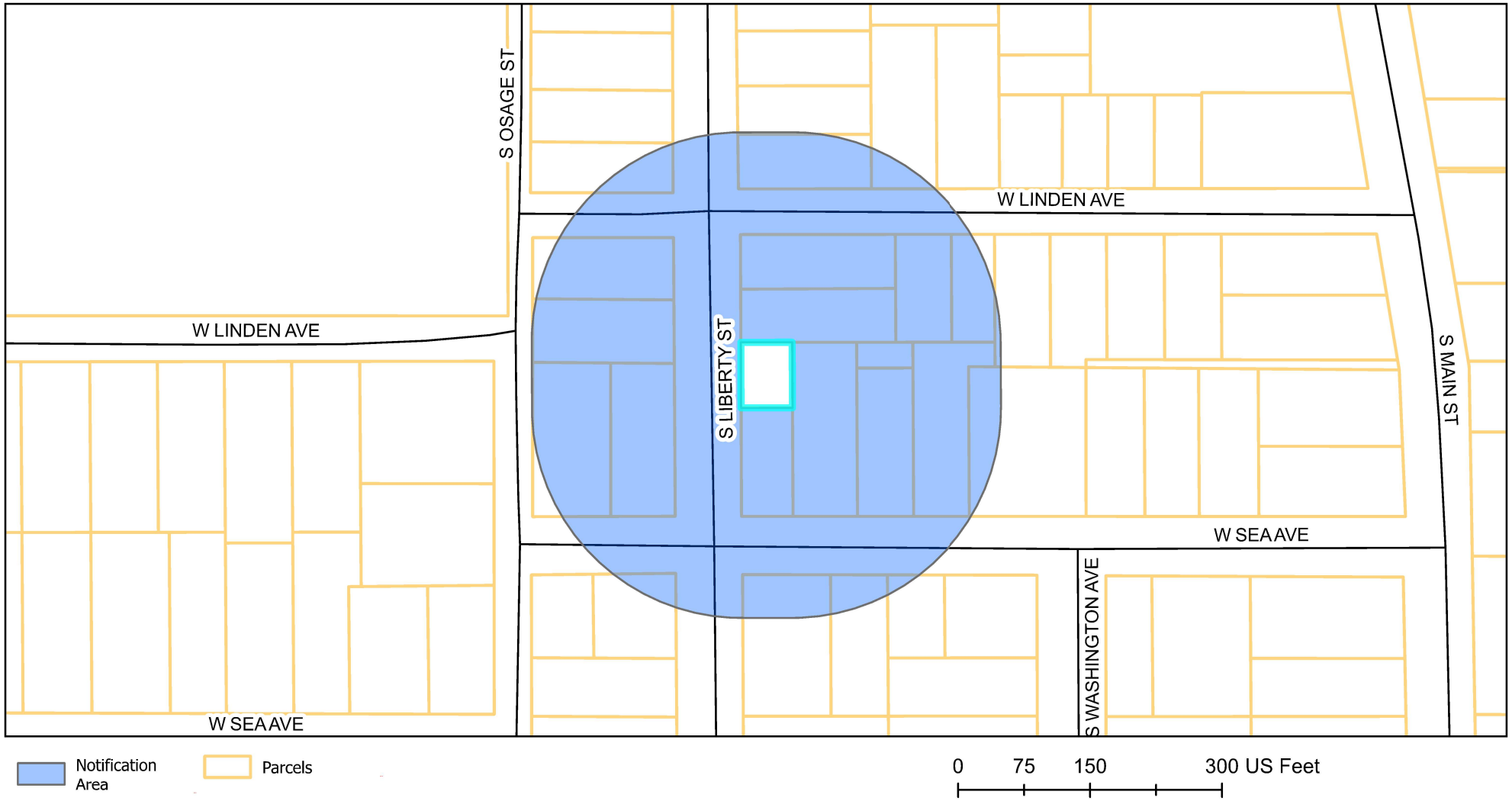
Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-520-29-04-00-0-00-000	200 W SEA AVE	ADAMS DAMION L & TOMBLINSON ARIKA D	200 W SEA AVE	INDEPENDENCE	MO	64050
26-520-16-01-01-0-00-000	902 S LIBERTY ST	OCALLAGHAN GILSON RILEY	902 S LIBERTY ST	INDEPENDENCE	MO	64050
26-520-29-02-00-0-00-000	810 S LIBERTY ST	MORENO CHRISTIAN	15750 SW 45TH ST	MIAMI	FL	33185
26-520-29-01-00-0-00-000	802 S LIBERTY ST	OWENS BRITTANI ANTOINETTE	802 S LIBERTY ST	INDEPENDENCE	MO	64050
26-520-29-03-00-0-00-000	204 W SEA AVE	COX GORDON L JR	204 W SEA	INDEPENDENCE	MO	64050
26-520-10-08-00-0-00-000	801 S LIBERTY ST	LANGKRAHR CURTIS N	1124 NE 701 RD	CONCORDIA	MO	64020
26-520-17-04-00-0-00-000	145 W SEA AVE	DARRAH BRANDON M & LINDSEY K	145 W SEA AVE	INDEPENDENCE	MO	64050
26-520-10-12-00-0-00-000	138 W SEA AVE	COPP ALYSON	138 W SEA AVE	INDEPENDENCE	MO	64050
26-520-10-06-00-0-00-000	131 W LINDEN AVE	FELDKAMP LESLIE N & BRADLEY	1005 SW FIORD DR	LEES SUMMIT	MO	64081
26-520-10-14-00-0-00-000	132 W SEA AVE	CLEMENTS SHELBY	132 W SEA AVE	INDEPENDENCE	MO	64050
26-520-10-13-02-0-00-000	134 W SEA AVE	RODRIGUEZ CHRISTOPHER WILLIAM	134 W SEA AVE	INDEPENDENCE	MO	64050
26-520-10-07-00-0-00-000	133 W LINDEN AVE	LAPENA VICTOR M ROBLES DE	4738 HEINTZ ST	KANSAS CITY	MO	64133
26-520-07-09-00-0-00-000	729 S LIBERTY ST	HANKS THERESA FOSTER	729 S LIBERTY ST	INDEPENDENCE	MO	64050
26-520-10-05-00-0-00-000	129 W LINDEN AVE	JULIAN JACKLYN L	129 W LINDEN AVE	INDEPENDENCE	MO	64050-4409
26-520-07-11-00-0-00-000	134 W LINDEN AVE	SAPP MICHAEL C JR & JENNIFER L	731 S LIBERTY ST	INDEPENDENCE	MO	64050
26-520-17-02-00-0-00-000	133 W SEA AVE	MCCHESNEY MELISSA M & CHRISTOPHER L	133 W SEA AVE	INDEPENDENCE	MO	64050
26-520-10-09-00-0-00-000	811 S LIBERTY ST	MCGLONE CANDICE & SCHULLER JOHN	811 S LIBERTY ST	INDEPENDENCE	MO	64050
26-520-10-11-00-0-00-000	140 W SEA AVE	GILBERT BARBARA JO	140 W SEA	INDEPENDENCE	MO	64050
26-520-10-10-00-0-00-000	813 S LIBERTY ST	CHANEY DOUGLAS A & TINA L	712 SE SCHERER RD	LEES SUMMIT	MO	64082
26-520-10-13-01-0-00-000	NO ADDRESS ASSIGNED BY CITY	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111
26-520-07-10-00-0-00-000	731 S LIBERTY ST	SAPP MICHAEL CHARLES & NANCY B	731 S LIBERTY	INDEPENDENCE	MO	64050
26-520-17-03-00-0-00-000	137 W SEA AVE	WALRATH DAMEON A	137 W SEA AVE	INDEPENDENCE	MO	64050
26-520-06-08-00-0-00-000	728 S LIBERTY ST	PREMIER PROPERTY REMODELING LLC	728 SE LIBERTY ST	INDEPENDENCE	MO	64050
26-520-10-15-00-0-00-000	128 W SEA AVE	LLOYD REBEKAH & VOGELSANG THOMAS	128 W SEA AVE	INDEPENDENCE	MO	64050

Notification Area Map

INDEPENDENCE
COMMUNITY DEVELOPMENT

813 S Liberty St

Case #26-400-82



Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-82

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 8 day of July, 2026.

Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of July, 2026.

Miranda L Rice

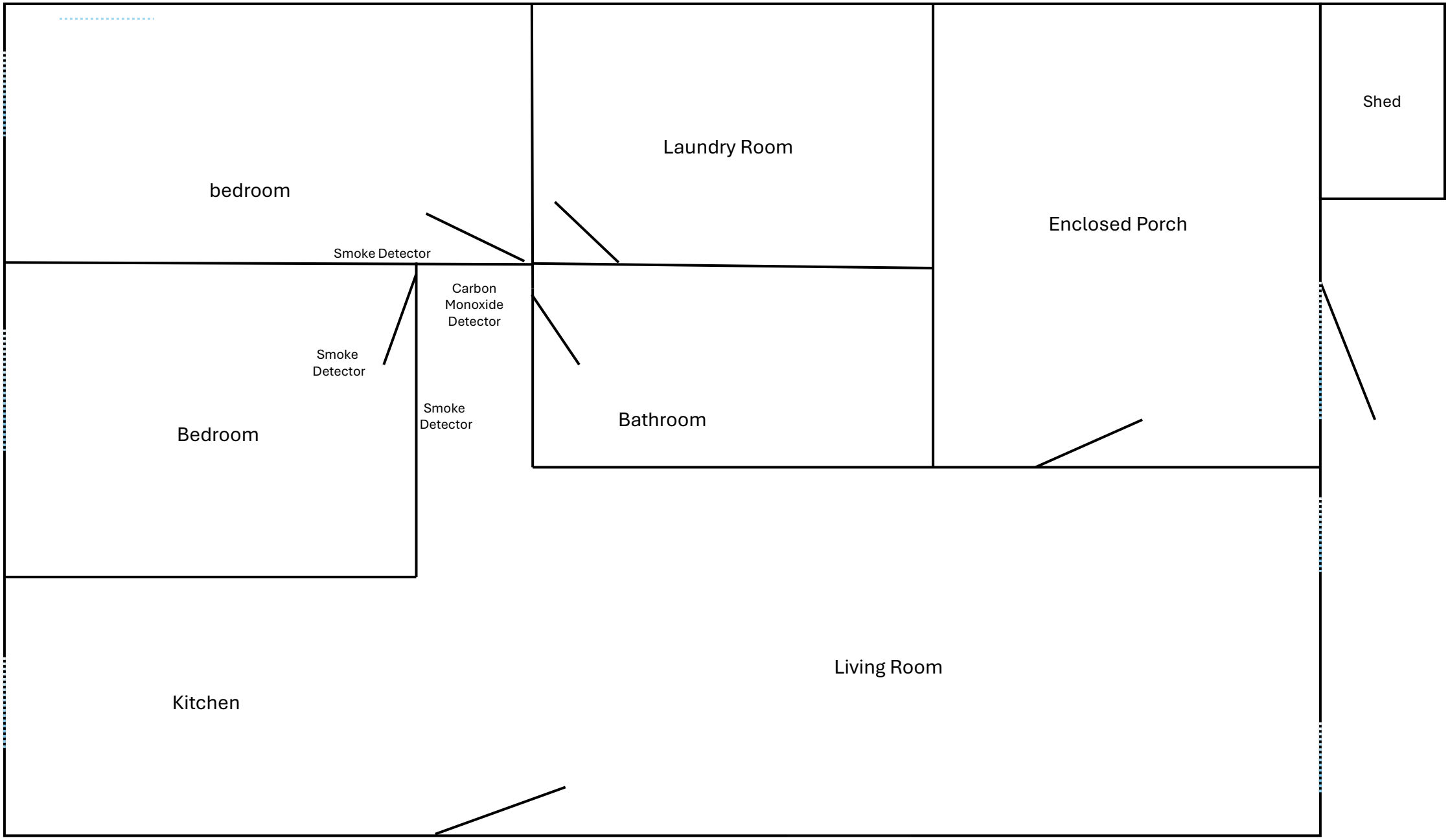
Notary Public

March 12, 2028

Commission Expiration Date

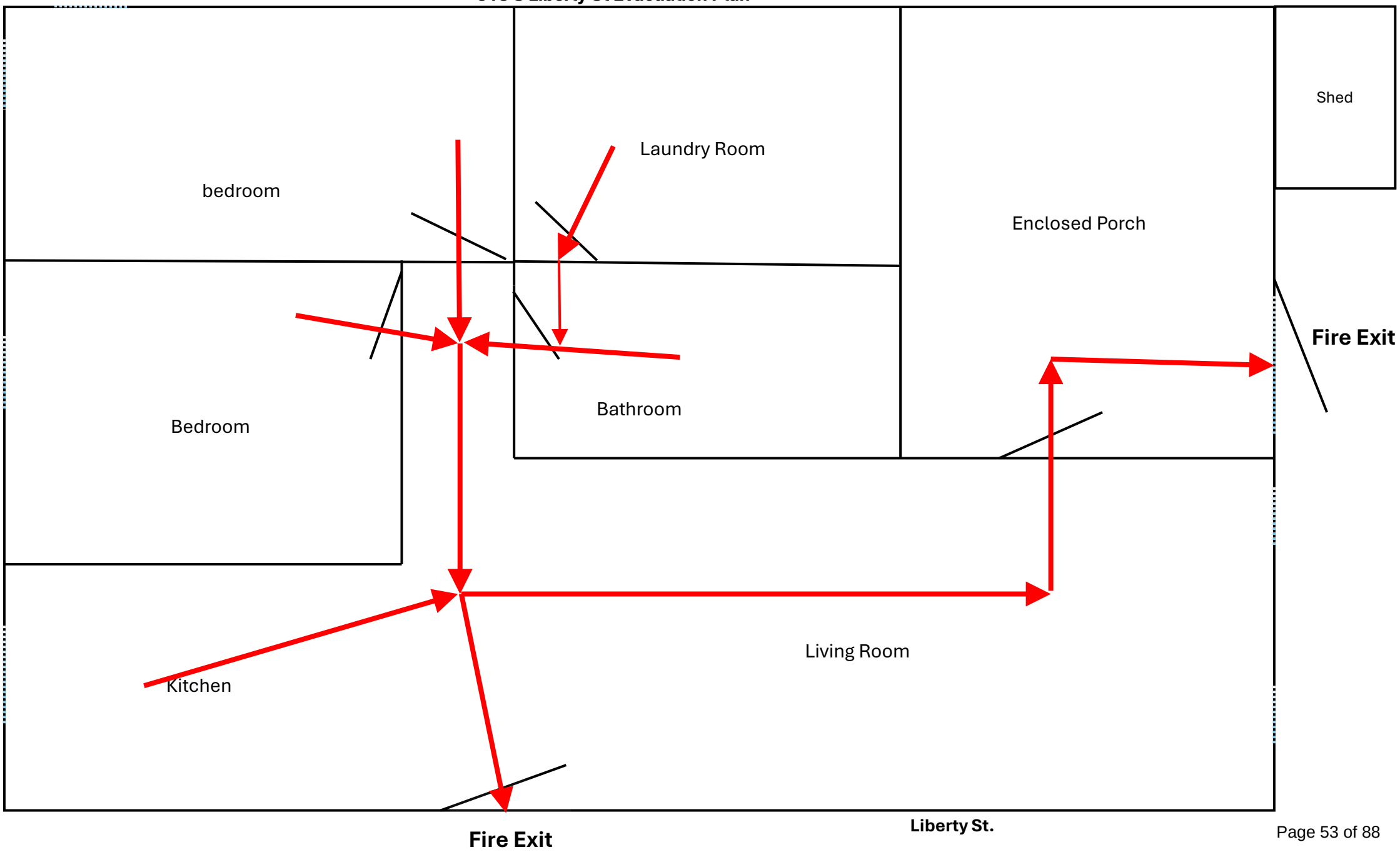
MIRANDA L RICE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 12, 2028
Commission Number: 12313615

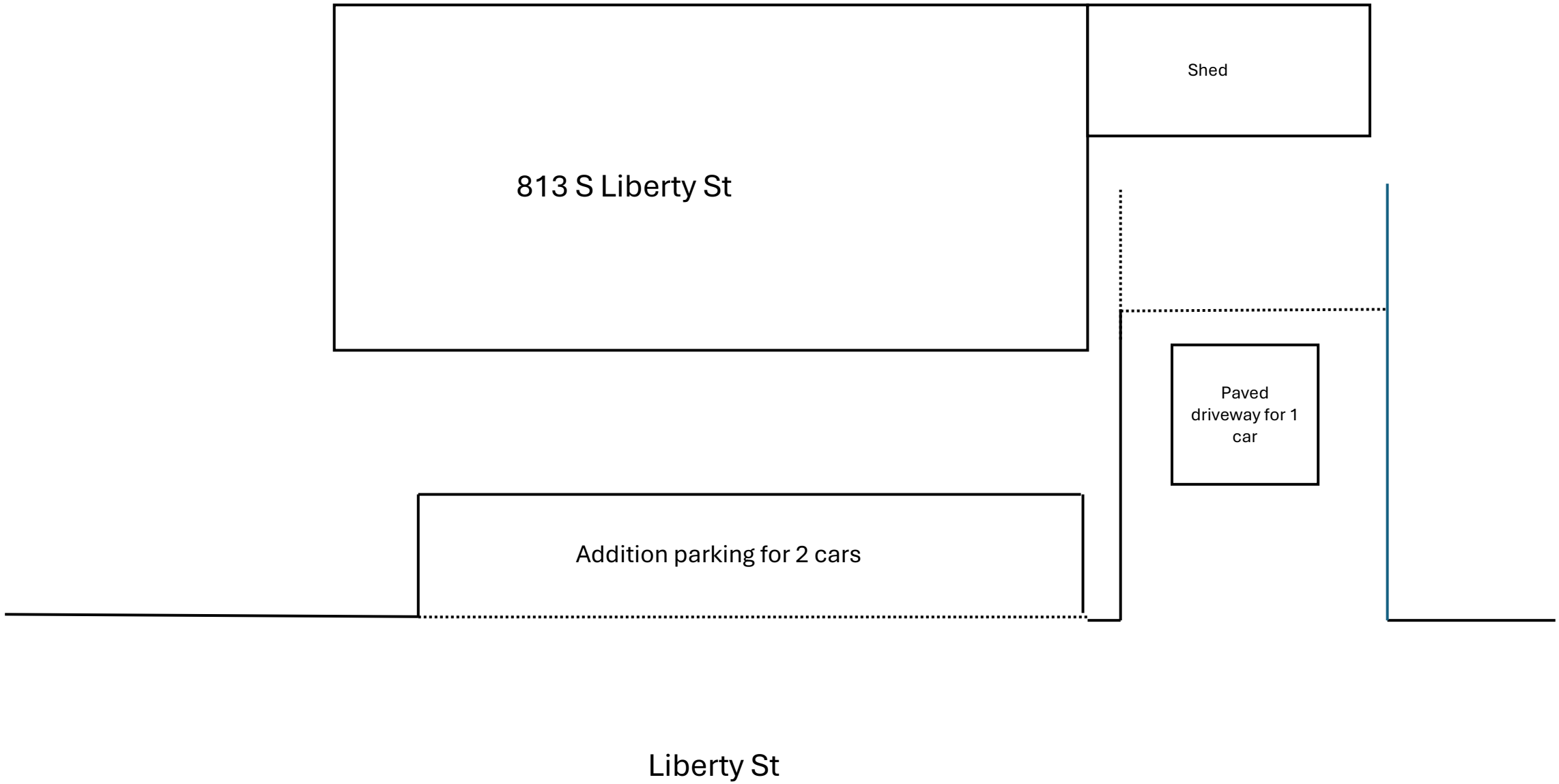
813 S Liberty St Floor Plan



Liberty St

813 S Liberty St Evacuation Plan



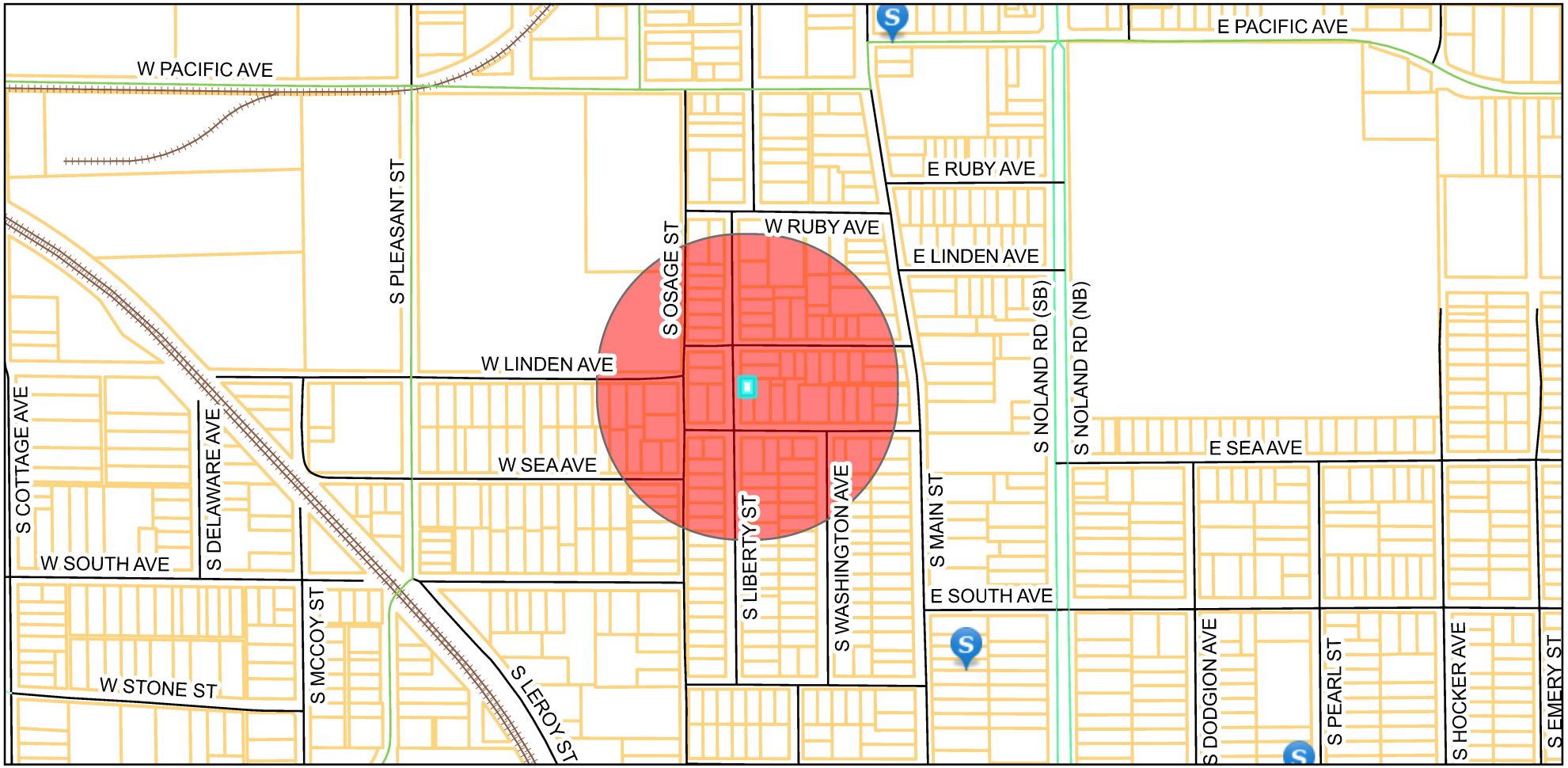

Shed
813 S Liberty St
Paved driveway for 1 car
Addition parking for 2 cars
Liberty St

Nearest Short Term Rental

INDEPENDENCE
COMMUNITY DEVELOPMENT

813 S Liberty St

Case #26-400-82



500ft Separation Requirement

Parcels

Short Term Rentals

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Planning Commission
Staff Report

MEETING DATE: July 28, 2026 **STAFF:** Brian Harker, Planner

PROJECT NAME: Short-Term Rental – 230 S. Cedar Avenue

CASE NUMBER/REQUEST: **Case 26-400-84 – Short-Term Rental – 230 S. Cedar Avenue –** A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 230 S. Cedar Avenue

OWNER/APPLICANT: Krista Salazar

MANAGER/RESPONSIBLE AGENT: Sarai Medeiros

OWNER/APPLICANT: 230 S. Cedar Avenue (will be out of the country when unit is rented)

MANAGER/RESPONSIBLE AGENT ADDRESS: 9405 E. 25th Terrace S.

SUBJECT PROPERTY ZONING/LAND USE: R-12 (Two-Family Residential)…single-family home

SURROUNDING ZONINGS/LAND USES:

North: R-12 (Two-Family Residential)…single-family home
South: R-12 (Two-Family Residential)…single-family home
East: R-12 (Two-Family Residential)…community organization
West: R-12 (Two-Family Residential)…single-family homes

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 8, 2026
- Notification signs were posted on the property July 8, 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, five (5) 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 230 S. Cedar Avenue

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

Current Use: Single-Family Residence

Former Zoning: Prior to 2009: 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 platted on November 23, 1904, as Lot 16 of Fairmount. It was then annexed into the city in 1961. In 1965, the site was assigned an R-2 (Two-Family Residential) zoning district designation. With the creation of the Unified Development Ordinance (UDO), the R-2 (Two-Family Residential) district was relabeled R-12 (Two-Family Residential).

Physical Characteristics of Property:
The property's legal description is the south 50 feet of Lot 16, Fairmount. The lot contains approximately 6,532 square feet of land area and has a single-family residence containing approximately 916 square feet of living area. The home, a single-story structure, with light brown siding, dark brown trim and a front sliding glass door. The property also has a relatively new two-car driveway. The home has a living room/kitchen/dinning room, two bedrooms, bathroom and laundry room.

Characteristics of the Area:
The subject property is located within the Fairmount Addition, an established single-family neighborhood characterized by consistent lot sizes and homes of similar scale. Most residences in the area are modest one-story bungalows, with some two-story homes interspersed. The properties immediately north consist of small bungalows, while a two-story home is located to the south. Across the street is a property owned by the Northwest Communities Development Corporation.

Parking:
There is a two-car driveway that provides parking for four vehicles. One car is permitted to park on the street. Parking for the proposed short-term rental meets standards of the UDO.

Unruly Guest/Security:
A smart noise monitoring system is permanently installed at the property. This would need to be verified by staff as an approved noise monitoring device. Monitors are placed in primary gathering

zones: the main living room and the back patio/deck. Strict quiet hours will be enforced from 10:00 PM to 7:00 AM daily. No outdoor electronic sound-amplification systems or speakers will be permitted on the property at any time. The noise policy and quiet hours are clearly stated in the online booking listing. Reminders detailing quiet hours and the active noise monitoring system are prominently displayed at the front entry and the back door exit. If a noise alert is triggered or a neighbor lodges a complaint; an automated text message and phone call will be sent to the primary guest requesting an immediate volume reduction. If decibel levels remain high, the host will call the guest directly and will issue a formal warning that further violation will result in immediate eviction. Following that the local property manager or host will arrive at the property in person to assess the situation and demand compliance. If guests refuse to comply, the police will be called.

Short Term Rental Requirements:

The applicant must address the following topics:

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

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

<u>EXHIBITS</u>

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

230 S Cedar Ave Independence MO 64053

STR License

Status
Submitted

Application number	A00266
Application date	2026-06-10
Applicant name	Krista Salazar

Collapse details

Submitted

Send license

Edit

Property Address	Parcel Number
230 S CEDAR AVE INDEPENDENCE MO 64053	14730062300000000

Permit Held By	Rental Structure
Owner	Single family

	First Name	Last Name			
Permit Holder	Krista	Salazar	[redacted]	[redacted]	[redacted]
Property Owner(s) **Property Owner #1**	Krista	Salazar	[redacted]	[redacted]	[redacted]
Property Manager	Sarai	Medeiros	[redacted]	[redacted]	[redacted]
Responsible Agent	Sarai	Medeiros	[redacted]	[redacted]	[redacted]

Verification Documents

Floor Plan	Evacuation Plan	Parking Plan
floor_plan_2026-06-10-171122.jpeg	fire_safety_2026-06-10-171122.jpeg	parking_spaces_2026-06-10-171122.jpeg

Supplemental Questions

Collapse all

What is the total number of bedrooms?

2

Total number of parking spaces available on the property?

3

What is your proposed total occupancy?

5

Is street parking allowed?

No

Please provide your Noise Management Plan:

Property Address: 230 S Cedar Avenue Independence, MO. 64053 Permit Holder: Krista Salazar Contact Phone Number: (913) 710-5440 1. 24/7 Noise Monitoring Technology Device Installation: A smart noise monitoring system is permanently installed at the property. Monitors are placed in primary gathering zones: the main living room and the back patio/deck. 2. Quiet Hours & Neighborhood Boundaries City Quiet Hours: Strict quiet hours are enforced from 10:00 PM to 7:00 AM daily, matching Independence City Ordinance. Speaker Restrictions: No outdoor electronic sound-amplification systems or speakers are permitted on the property at any time. 3. Guest Education & Agreement Booking Disclosure: The noise policy and quiet hours are clearly stated in the online booking listing. In-Property Signage: reminders detailing quiet hours and the active noise monitoring system are prominently displayed at the front entry and the back door exit. 4. Step-by-Step Escalation Protocol If a noise alert is triggered or a neighbor lodges a complaint, the following timeline is immediately executed by the host or local

contact: First Notice (Minute 15): An automated text message and phone call are sent to the primary guest requesting an immediate volume reduction. Second Notice (Minute 15): If decibel levels remain high, the host calls the guest directly and issues a formal warning that further violation results in immediate eviction. In-Person Response (Minute 30): The local property manager or host will arrive at the property in person to assess the situation and demand compliance. Eviction & Authority Involvement (Minute 45+): If guests refuse to comply, the Independence Police Department will be called to assist with an immediate, non-refundable eviction for breach of rental terms.

Please provide your Trash Disposal & Collection Plan:

TRASH DISPOSAL & COLLECTION PLAN Property Address: 230 S Cedar Avenue Independence, Mo. 64053 Responsible Agent: Sarai Medeiros 1. Licensed Hauler & ScheduleService Provider: We have contracted with Ted's Trash Service, a licensed refuse collector permitted to operate within the City of Independence. Collection Schedule: Trash is collected weekly on Tuesday. Contingency: Additional pickups will be scheduled immediately if excess waste is generated. 2. Storage & Code ComplianceStorage Location: To comply with City Code, trash containers will be stored behind the privacy fence on the north side of the home so they are not visible from the street. Curbside Placement: Containers will be placed at the curb no earlier than 4:00 PM the day prior to collection and removed from the curb by the evening of collection day, ensuring they are not left outdoors in violation of city property maintenance codes. 3. Guest Education & ManagementSignage: "Good Neighbor Guidelines" and specific trash disposal instructions are posted in a prominent location inside the dwelling (kitchen/entryway). Guest Responsibility: Guests are instructed to bag all trash before placing it in the bin to prevent unsanitary conditions and odors. Verification: The cleaning crew/property manager verifies that all trash has been removed from the property or properly secured in the bins after every checkout.

Please provide all platforms that you plan to advertise on.

Airbnb

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: July 8, 2026 Case Number: 26-400-84

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: 230 S Cedar Ave

Total Maximum occupancy: Five (5) total guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Krista Salazar

[redacted]

[redacted]

Planning Commission Meeting Date: July 28, 2026 at 6:00 p.m.

Location of public hearing: 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.

Brian Harker

Brian L. Harker

Planner

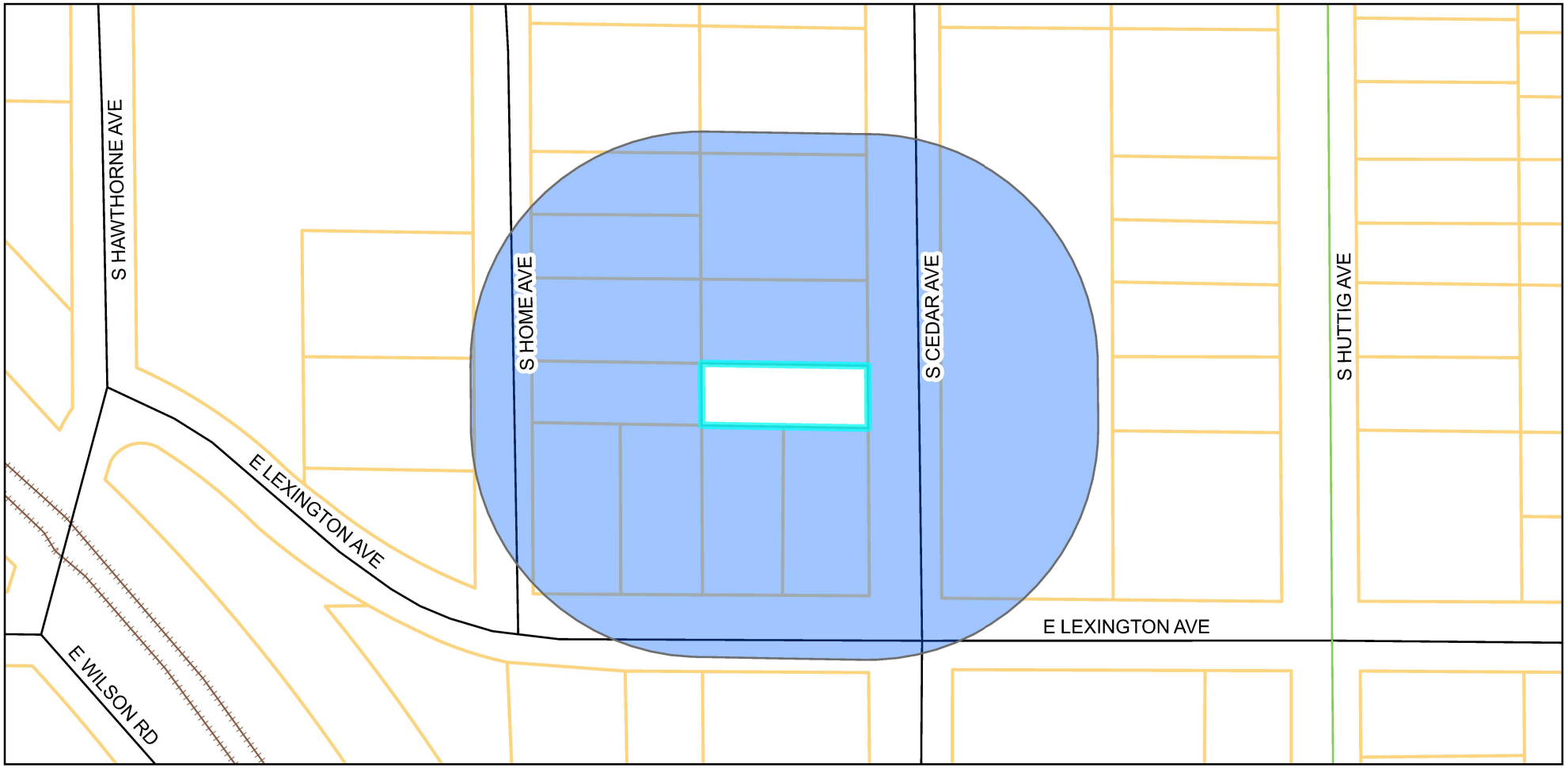
Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
14-730-05-15-01-0-00-000	217 S CEDAR AVE	NORTHWEST COMMUNITIES DEVELOPMENT CORPORATION	217 S CEDAR AVE	INDEPENDENCE	MO	64053
14-730-06-16-00-0-00-000	215 S HOME AVE	SPRAY JOSEPH D	215 S HOME AVE	INDEPENDENCE	MO	64053
14-730-06-14-00-0-00-000	203 S HOME AVE	THE GRUBB FAMILY REVOCABLE LIVING TRUST	203 S HOME AVE	INDEPENDENCE	MO	64053
14-730-06-18-00-0-00-000	221 S HOME AVE	KING BERLIN	221 S HOME AVE	INDEPENDENCE	MO	64053
14-730-06-22-00-0-00-000	240 S CEDAR AVE	RUSEK RYAN W	240 S CEDAR AVE	INDEPENDENCE	MO	64053
14-730-06-21-00-0-00-000	10010 E LEXINGTON AVE	PUSZCZEWICZ BRITTANY	10010 E LEXINGTON AVE	INDEPENDENCE	MO	64053
14-730-06-19-00-0-00-000	10004 E LEXINGTON AVE	GUTIERREZ FRANCISCO & LUCINA	10004 LEXINGTON	INDEPENDENCE	MO	64053
14-730-06-20-00-0-00-000	10006 E LEXINGTON AVE	MCGONIGLE BARBARA ANNE	10006 E LEXINGTON AVE	INDEPENDENCE	MO	64053
14-730-06-15-00-0-00-000	213 S HOME AVE	VROMAN TRISHA	213 S HOME AVE	INDEPENDENCE	MO	64053
14-840-17-07-00-0-00-000	226 S HOME AVE	GUTIERREZ FRANSISCO	10004 E LEXINGTON AVE	INDEPENDENCE	MO	64053
14-840-17-08-00-0-00-000	210 S HOME AVE	MOHR BRANDON M	210 S HOME AVE	INDEPENDENCE	MO	64053
14-730-06-25-00-0-00-000	220 S CEDAR AVE	CORTEZ REYNA	220 S CEDAR AVE	INDEPENDENCE	MO	64053
14-730-06-23-00-0-00-000	230 S CEDAR AVE	SALAZAR KRISTA RENEE LYNN	523 E BRIER DR	OLATHE	KS	66061
14-730-06-26-00-0-00-000	216 S CEDAR AVE	WARD KIMBERLY J	216 S CEDAR AVE	INDEPENDENCE	MO	64053
14-730-06-24-00-0-00-000	226 S CEDAR AVE	DENNISON NORMAN R II & JOAN A	226 S CEDAR AVE	INDEPENDENCE	MO	64053
14-730-06-17-00-0-00-000	217 S HOME AVE	HOLLOWELL BRINA & JOSHUA	217 S HOME AVE	INDEPENDENCE	MO	64053

Notification Area Map

INDEPENDENCE
COMMUNITY DEVELOPMENT

230 S Cedar Ave

Case #26-400-84



Notification Area

Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-84

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 8 day of July, 2026.

Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of July, 2026.

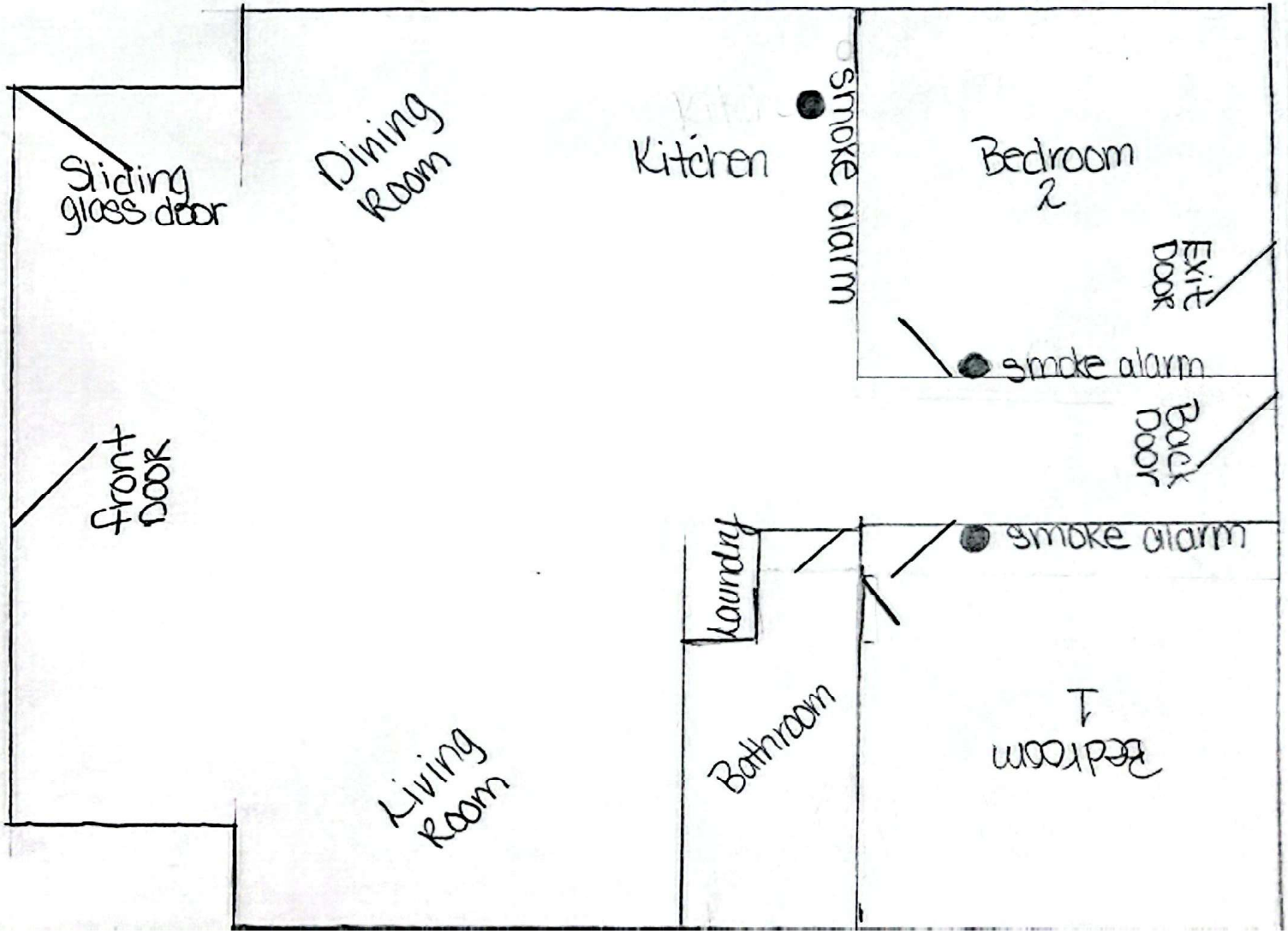
Miranda L Rice

Notary Public

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

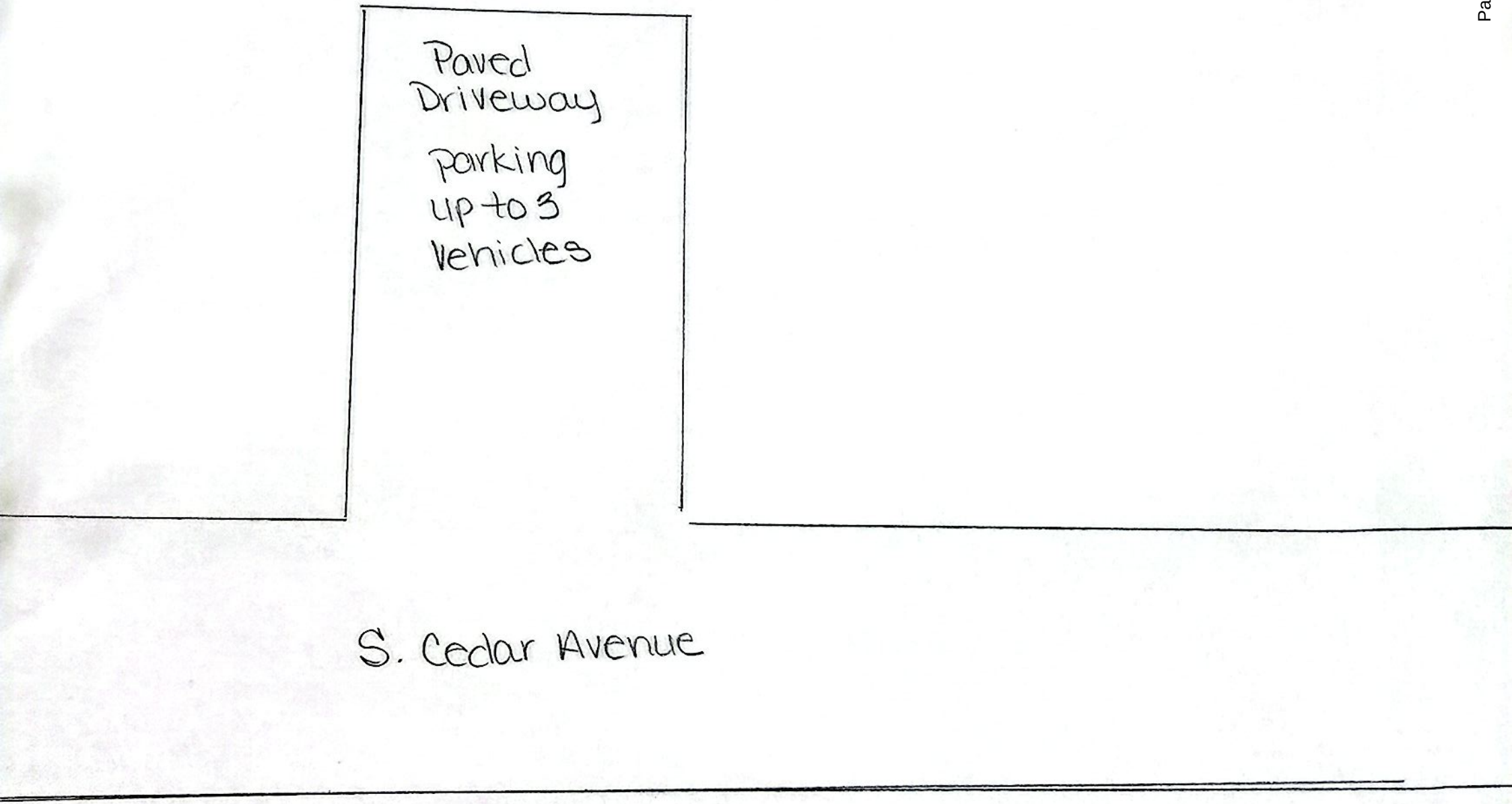
March 12, 2028

Commission Expiration Date


Bedroom 2
Exit Door
smoke alarm
Kitchen
smoke alarm
Dining Room
Sliding glass door
Back door
smoke alarm
Bedroom 1
Bathroom
Laundry
Living Room
front DOOR

Fire Exit
Fire Exit
Bedroom 1
Bathroom
Laundry
Living Room
Dining Room
Kitchen
Bedroom 2
Fire Exit
Fire Exit

S. Cedar Ave.


Paved
Driveway
Parking
up to 3
Vehicles
S. Cedar Avenue

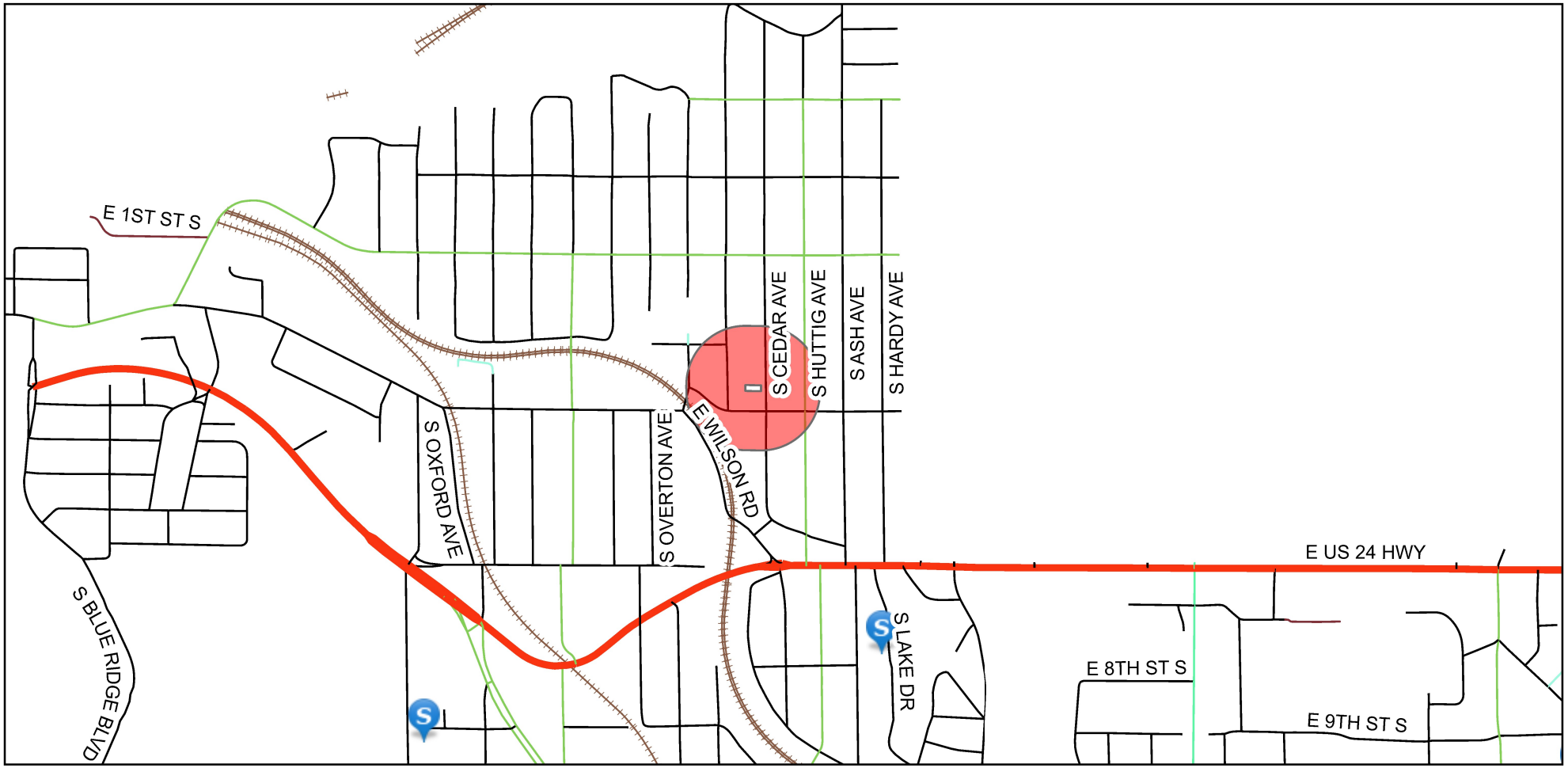
PUBLIC HEARING
APPLICATION #: 26-400-84
REQUEST: Short-Term Rental
HEARING DATES: PC: 7/28/26 @ 6:00 pm.
CC: N/A
AT: 20201 E. Jackson Drive
CITY OF INDEPENDENCE COMMUNITY DEVELOPMENT DEPT.
816-325-7109 or CDPlanning@IndepMO.org

Nearest Short Term Rental

INDEPENDENCE
COMMUNITY DEVELOPMENT

230 S Cedar Ave

Case #26-400-84



500ft Separation Requirement

Short Term Rentals

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Planning Commission
Staff Report

MEETING DATE: July 28, 2026 **STAFF:** Brian Harker, Planner

PROJECT NAME: Short-Term Rental – 3700 S. Randall Drive

CASE NUMBER/REQUEST: **Case 26-400-85 – Short-Term Rental – 3700 S. Randall Drive –** A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 3700 S. Randall Drive

OWNER/APPLICANT/MANAGER/RESPONSIBLE AGENT: Lois Dickinson

SECOND OWNER: Laura Jacoby

OWNER/APPLICANT/MANAGER/AGENT ADDRESS: 25805 S. Harris, Greenwood, MO 64034

SECOND OWNER ADDRESS: 12903 E. 58th Street, Kansas City, MO 64133

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)…single-family home

SURROUNDING ZONINGS/LAND USES:

North: R-6 (Single-Family Residential)…single-family home
South: R-6 (Single-Family Residential)…single-family home
East: R-6 (Single-Family Residential)…single-family home
West: R-6 (Single-Family Residential)…single-family homes

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 8, 2026
- Notification signs were posted on the property July 8, 2026

FURTHER ACTION:

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

RECOMMENDATION

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

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

7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
The applicant seeks approval of a Short-Term Rental at 3700 S. Randall Drive that had recently operated as an approved FIFA Short-Term Rental.

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

Current Use: Single-Family Residence

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 that had recently operated as an approved FIFA Short-Term Rental.

Property History:
The property was annexed into the city in 1960. It was then platted on January 1, 1963, as Lot 382 of Sycamore Hills. In 1965, the site was assigned to the R-1 (Single-Family Residential) zoning district designation. Then in 1980 it was designated R-1b (Single-Family Residential). With the creation of the Unified Development Ordinance (UDO), the R-1b (Single-Family Residential) district was relabeled R-6 (Single-Family Residential).

Physical Characteristics of Property:
The property's legal description is Lot 382, Sycamore Hills. The lot contains approximately 8,276 square feet of land area and has a single-family residence containing approximately 960 square feet of living area. The home, a single-story, bi-level, with white siding, black shutters and a two-car garage and driveway.

The home's main level will have a living room, kitchen and dining room and common bathroom. The primary bedroom has its own bathroom. The lower level will include a bedroom/recreation room, utility room and garage.

Characteristics of the Area:
The subject site is part of Sycamore Hills, an established single-family subdivision with relatively uniform lot sizes and homes of similar sizes. Most homes in the neighborhood are small ranches, bilevels and split levels. Some have one-car garages and driveways, and some have two. Across the street are some ranches and there are split-levels to either side.

Parking:
There is a two-car driveway that provides parking for four vehicles. One parking space is allowed on the street. Parking for the proposed short-term rental meets standards of the UDO.

Unruly Guest/Security:
This property will be equipped with an active, continuous monitoring device that tracks decibel levels and alerts owners to violation in accordance with Section 14-424-17. The device will be placed in a central area to measure dB levels and detect large gatherings. The applicant plans to use Renteye.

Short Term Rental Requirements:

The applicant must address the following topics:

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

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

<u>EXHIBITS</u>

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

3700 Randall Dr Independence MO 64055

STR License Submitted

Application number	A00238
Application date	2026-04-12
Applicant name	Lois Dickinson

Collapse details

Submitted

Send license

Edit

Property Address	Parcel Number
3700 RANDALL DR INDEPENDENCE MO 64055	33120064100000000

Permit Held By	Rental Structure
Owner	Single family

		First Name	Last Name			
Permit Holder		Lois	Dickinson	[redacted]	[redacted]	[redacted]
Property Owner(s)	**Property Owner #1**	Lois	Dickinson	[redacted]	[redacted]	[redacted]
	Property Owner #2	Laura	Jacoby	[redacted]	[redacted]	[redacted]
Property Manager		Lois	Dickinson	[redacted]	[redacted]	[redacted]
Responsible Agent		Lois	Dickinson	[redacted]	[redacted]	[redacted]

Verification Documents

Floor Plan	Evacuation Plan	Parking Plan
floor_plan_2026-04-13-013349.pdf	fire_safety_2026-04-13-013349.pdf	parking_spaces_2026-04-13-013349.pdf
floor_plan_2026-04-13-013349.pdf	fire_safety_2026-04-13-013349.pdf	

Supplemental Questions Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

8

Is street parking allowed?

No

Please provide your Noise Management Plan:

This property will be equipped with an active, continuous monitoring device that tracks decibel levels and alerts owners to violation in accordance with section 14-424-17. This device will be in a central area to measure dB levels and detect large gatherings. Plan to use Renteye.

Please provide your Trash Disposal & Collection Plan:

Trash disposal and collection services will be provided by Teds Trash Service, Inc. Trash pickup day is Thursday. Trash containers will be stored in the garage or near the house until they may be placed outdoors near the street not more than 16 hours before pickup. They will be returned to the garage within 12 hours after pickup. The trash disposal requirements will be posted in a prominent location inside the rental unit.

Please provide all platforms that you plan to advertise on.

Airbnb

Possible Violations

We found no violations for this property

Add Note

Notes

Add

[redacted] [redacted]

Subject: Important: Complete These Steps to Begin Your Short-Term Rental - 3700 Randall Dr
Date: Thursday, April 23, 2026 10:05:00 AM
Attachments: image001.png
image002.png

Good morning!

The Community Development Department has reviewed your Short-Term Rental application, and has approved the property at **3700 Randall Dr** for use as a Short-Term Rental from June 1, 2026 – July 30, 2026, subject to the following conditions:

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

-

Before the Short-Term Rental may begin operating, the following items must be completed:

1. Submit a business license application with the Regulated Industries Division.
    a. Business license applications can be submitted online, using the following link to the City's website: https://apps.indepmo.org/apps/BusinessLicenses
        i. Select "**Business Located in Independence**"
    b. On the business license application, please select "**FIFA Temporary Short-Term Rental**" as the Business Type field on the application (right under the address).
    c. The Regulated Industries Division will require:
        i. Proof of insurance, as prescribed in City Code 14-424-14
        ii. Affidavit of Designating Manager for LLCs
    d. Please contact the Regulated Industries Division with any questions on the

Business License process: blicenses@indepmo.org or (816) 325-7079.

2. Short-Term Rentals must pass a Rental Ready inspection, as per City Code 14-424-21. Rental Ready inspection can be scheduled with any of the companies contracted by the City of Independence and listed on the City's Rental Housing webpage: https://www.independencemo.gov/government/city-departments/community-development/rental-housing

3. Transient guest tax (TGT) can be remitted by a booking platform, provided said booking platform has entered into a voluntary collection agreement (VCA) with the City of Independence. Otherwise, transient guest tax is required to be paid on a monthly basis via Rentalscape.

4. Short-Term Rental unit must pass an initial Fire & Life Safety Inspection.
   a. Please contact the Fire Prevention Division [redacted] for scheduling the inspection.

NOTE: The business license application must be on file prior to scheduling an inspection with the Fire Prevention Division.

1. **Fire & Life Safety Requirements:**
   a. Address numbers are clearly visible and legible from the street
   b. Fire extinguishers are installed (rated 2A10BC)
   c. Smoke detectors are installed in each bedroom and common areas
   d. A functioning carbon monoxide detector is installed on each occupied level
   e. A map showing escape routes is posted in each guest room
   f. Emergency contact information for the owner or manager is posted in each guest room
   g. Exits are clearly visible and unobstructed
   h. Childproof electrical outlet covers or protectors are installed on unused outlets
   i. A noise monitoring system is installed and active
   j. Good neighbor guidelines are posted
   k. Evacuation plan and other required notices are properly posted

Once all the above requirements have been satisfied, the Regulated Industries Division will issue an Independence Business License, and you may begin operating your Short-Term Rental from June 1-July 30th.

If you have any questions, please do not hesitate to reach out.

Thank you,

Chelsea

[redacted]

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: July 8, 2026 Case Number: 26-400-85

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: 3700 S Randall Dr

Total Maximum occupancy: Eight (8) guests

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Lois Dickinson and Laura Jacoby

[redacted]

[redacted]

Planning Commission Meeting Date: July 28, 2026 at 6:00 p.m.

Location of public hearing: 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

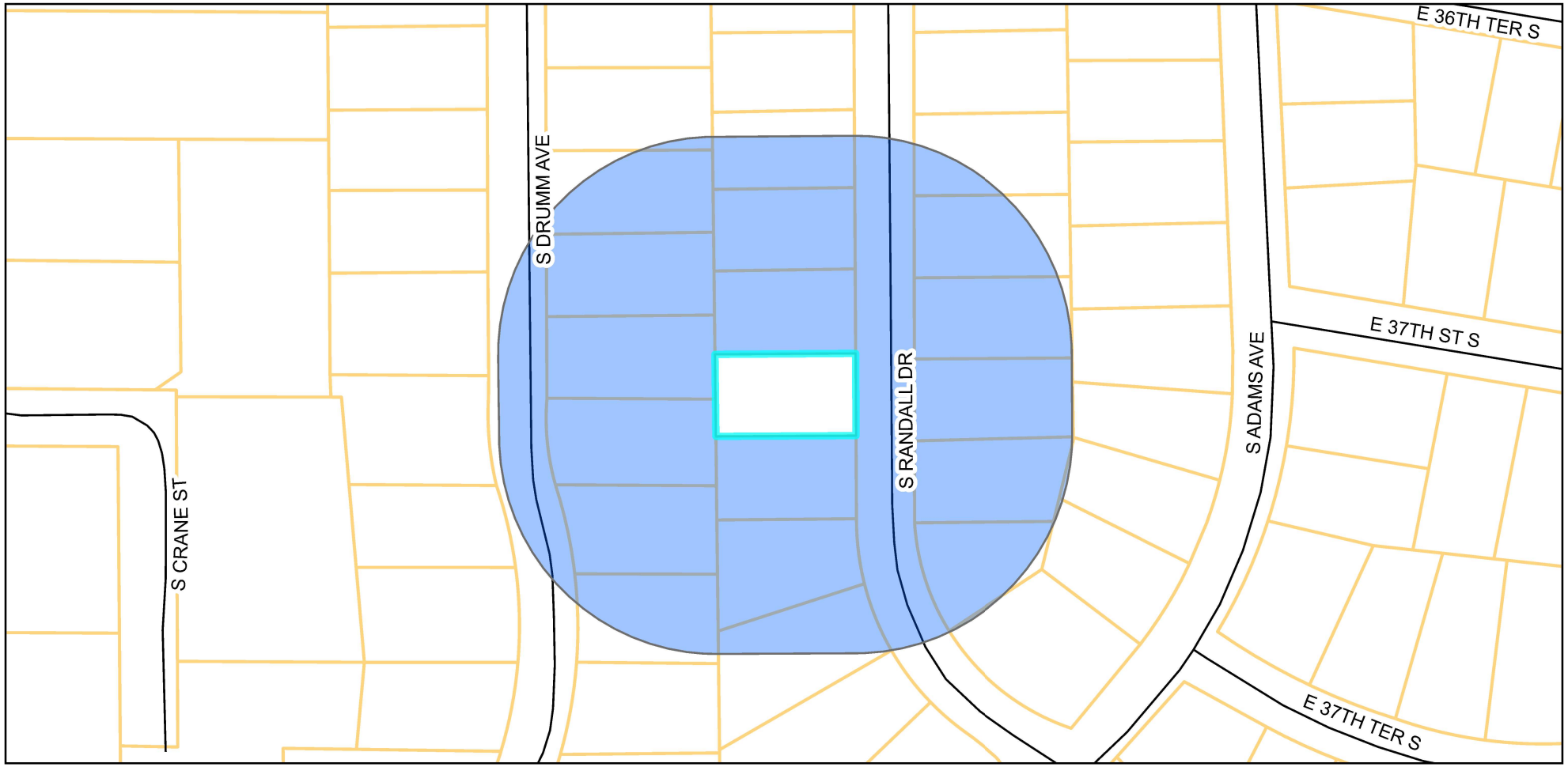
Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
33-120-06-25-00-0-00-000	3705 S DRUMM AVE	YONKE JANELLE N	6636 WYOMING ST	KANSAS CITY	MO	64113
33-120-06-24-00-0-00-000	3701 S DRUMM AVE	PLEACHER RONALD M & MARY	3701 DRUMM AVE	INDEPENDENCE	MO	64055
33-120-06-40-00-0-00-000	3704 S RANDALL DR	CHARPIE ROBERT A & DANA C	3704 RANDALL DR	INDEPENDENCE	MO	64055
33-120-06-23-00-0-00-000	3617 S DRUMM AVE	DILLOW JACQUES K	3617 S DRUMM AVE	INDEPENDENCE	MO	64055
33-120-06-21-00-0-00-000	3613 S DRUMM AVE	FIELDS JILL J	3613 DRUMM AVE	INDEPENDENCE	MO	64055
33-120-05-17-00-0-00-000	3705 S RANDALL DR	OSTRANDER ROBERT E	3705 RANDALL DR	INDEPENDENCE	MO	64055
33-120-05-16-00-0-00-000	3701 S RANDALL DR	KLUMPP DEBORAH	3701 RANDALL DR	INDEPENDENCE	MO	64055
33-120-06-43-00-0-00-000	3616 S RANDALL DR	BURNAUGH MARK RYAN	3616 RANDALL DR	INDEPENDENCE	MO	64055
33-120-05-19-00-0-00-000	3712 S ADAMS AVE	TURNER SHERRIE D	3712 S ADAMS	INDEPENDENCE	MO	64055
33-120-06-44-00-0-00-000	3612 S RANDALL DR	ALTO ASSET COMPANY 4 LLC	3903 S CONGRESS AVE # 40298 AUSTIN TX 78704-213	<Null>	TX	78704
33-120-06-26-00-0-00-000	3709 S DRUMM AVE	NEELEY NORA	3709 S DRUMM AVE	INDEPENDENCE	MO	64055
33-120-06-39-00-0-00-000	3708 S RANDALL DR	KNOTTS BETTY JEAN-TRUSTEE	3708 RANDALL DR	INDEPENDENCE	MO	64055
33-120-06-20-00-0-00-000	3611 S DRUMM AVE	HENNING JASON D & REBECCA	3611 DRUMM AVE	INDEPENDENCE	MO	64055
33-120-06-41-00-0-00-000	3700 S RANDALL DR	XLR8 MO LLC	25805 S HARRIS RD	GREENWOOD	MO	64034
33-120-06-42-00-0-00-000	3620 S RANDALL DR	TUCKER KATHERINE	3620 RANDALL DR	INDEPENDENCE	MO	64055
33-120-05-21-00-0-00-000	3704 S ADAMS AVE	COIN ROBT L JR & SHARLA J	3704 ADAMS	INDEPENDENCE	MO	64055
33-120-05-15-00-0-00-000	3621 S RANDALL DR	KLOIBER RICHARD & HEIDI E	3621 RANDALL DR	INDEPENDENCE	MO	64055
33-120-05-14-00-0-00-000	3617 S RANDALL DR	GORDON JENNY	3617 RANDALL DR	INDEPENDENCE	MO	64055
33-120-06-38-00-0-00-000	3712 S RANDALL DR	ALEXANDER MARY E	3712 RANDALL DR	INDEPENDENCE	MO	64055
33-120-06-22-00-0-00-000	3615 S DRUMM AVE	OUDERKIRK JOSHUA D & KELSEY R	3615 S DRUMM AVE	INDEPENDENCE	MO	64055
33-120-05-13-00-0-00-000	3613 S RANDALL DR	KH ONE PROPERTIES LLC	14205 E 44TH ST S	INDEPENDENCE	MO	64055
33-120-05-18-00-0-00-000	3709 S RANDALL DR	STORR JEREMY B & CROWNOVER KELLY	3709 RANDALL DR	INDEPENDENCE	MO	64055
33-120-05-20-00-0-00-000	3708 S ADAMS AVE	RODRIGUEZ SUSAN A	3708 ADAMS	INDEPENDENCE	MO	64055

Notification Area Map

INDEPENDENCE
COMMUNITY DEVELOPMENT

3700 S Randall Dr

Case #26-400-85



Notification Area

Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-85

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 8 day of July, 2026.

Chelsea Wright

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 8 day of July, 2026.

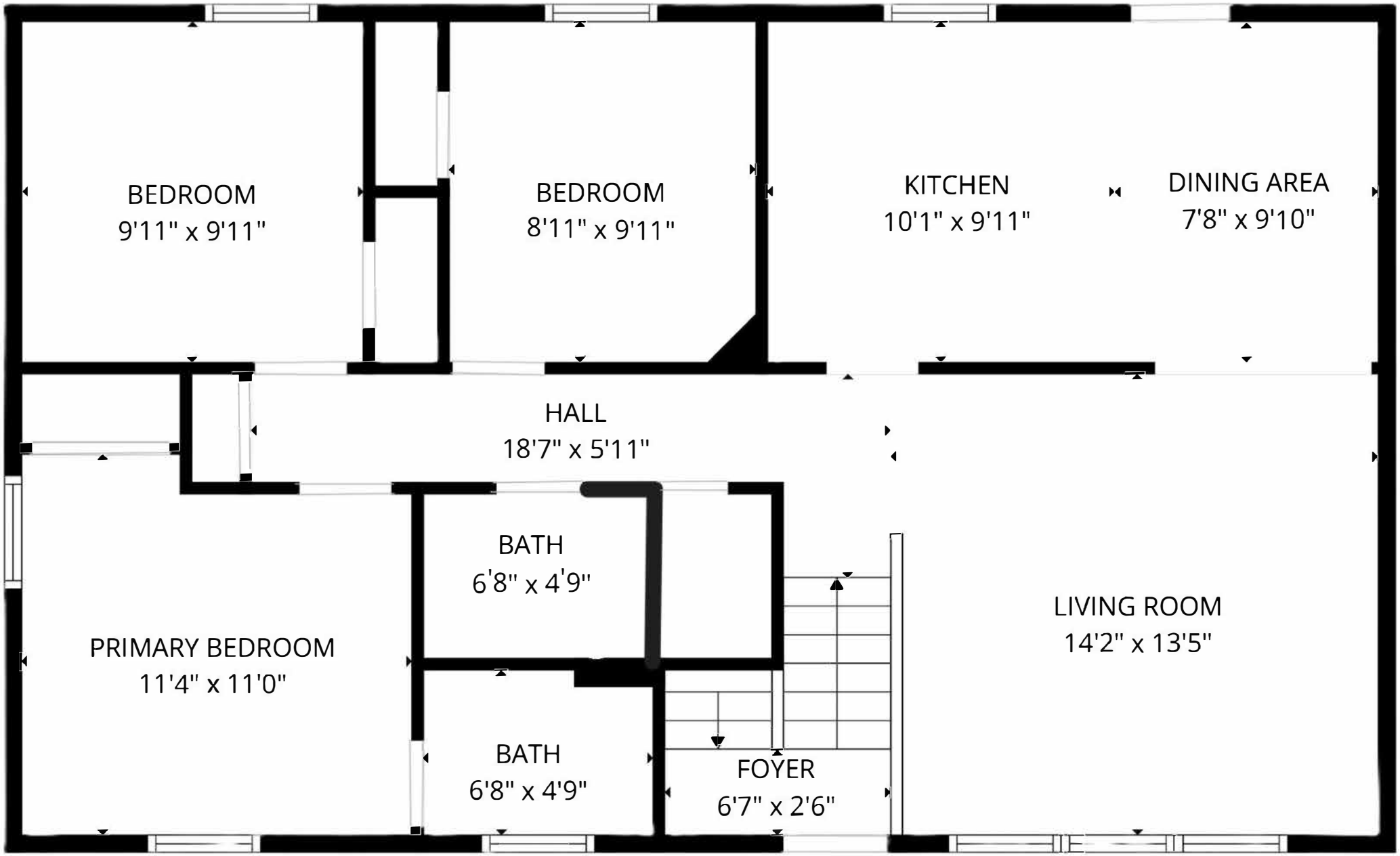
Miranda Rice

Notary Public

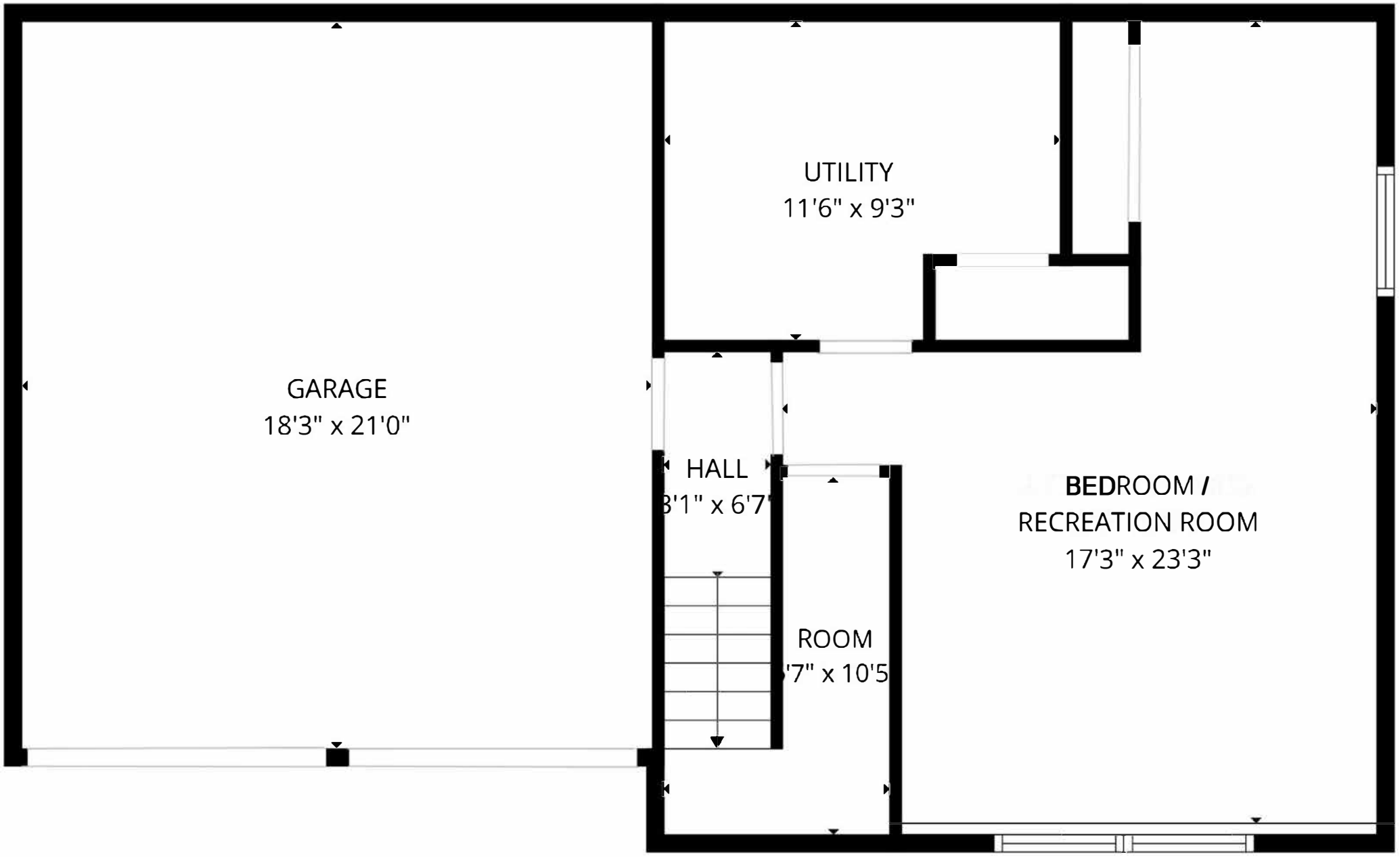
MIRANDA L RICE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 12, 2028
Commission Number: 12313615

March 12, 2028

Commission Expiration Date



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

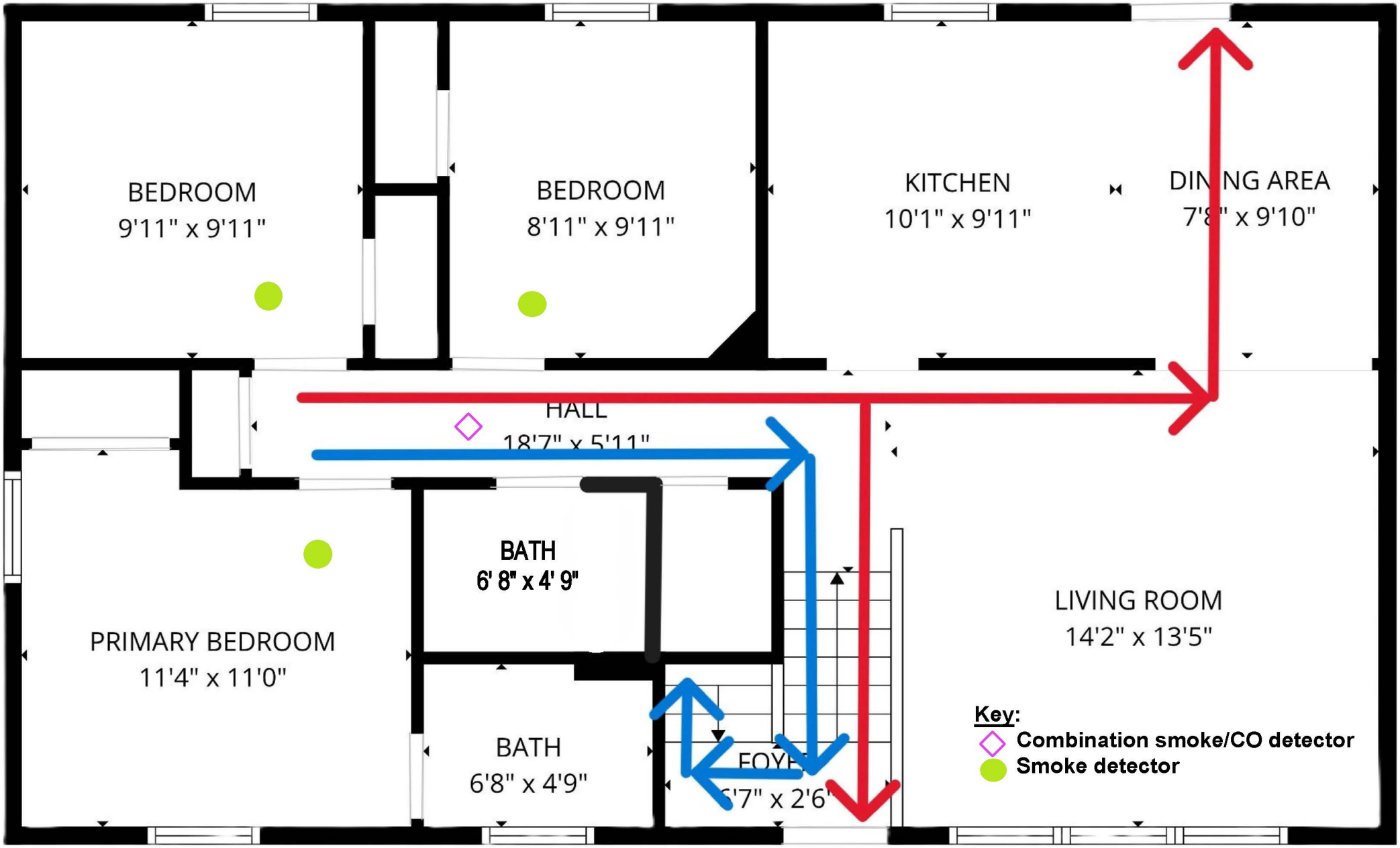


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

In case of Emergency
Call 911

3700 Randall Drive, Independence, MO 64055

Laura, Manager: (816) 377-0090
or Lois, Manager: (816) 213-0481



FIRE EXIT & EGRESS ROUTE
Exit through doors to exterior of home. Windows may be used for egress in emergency.

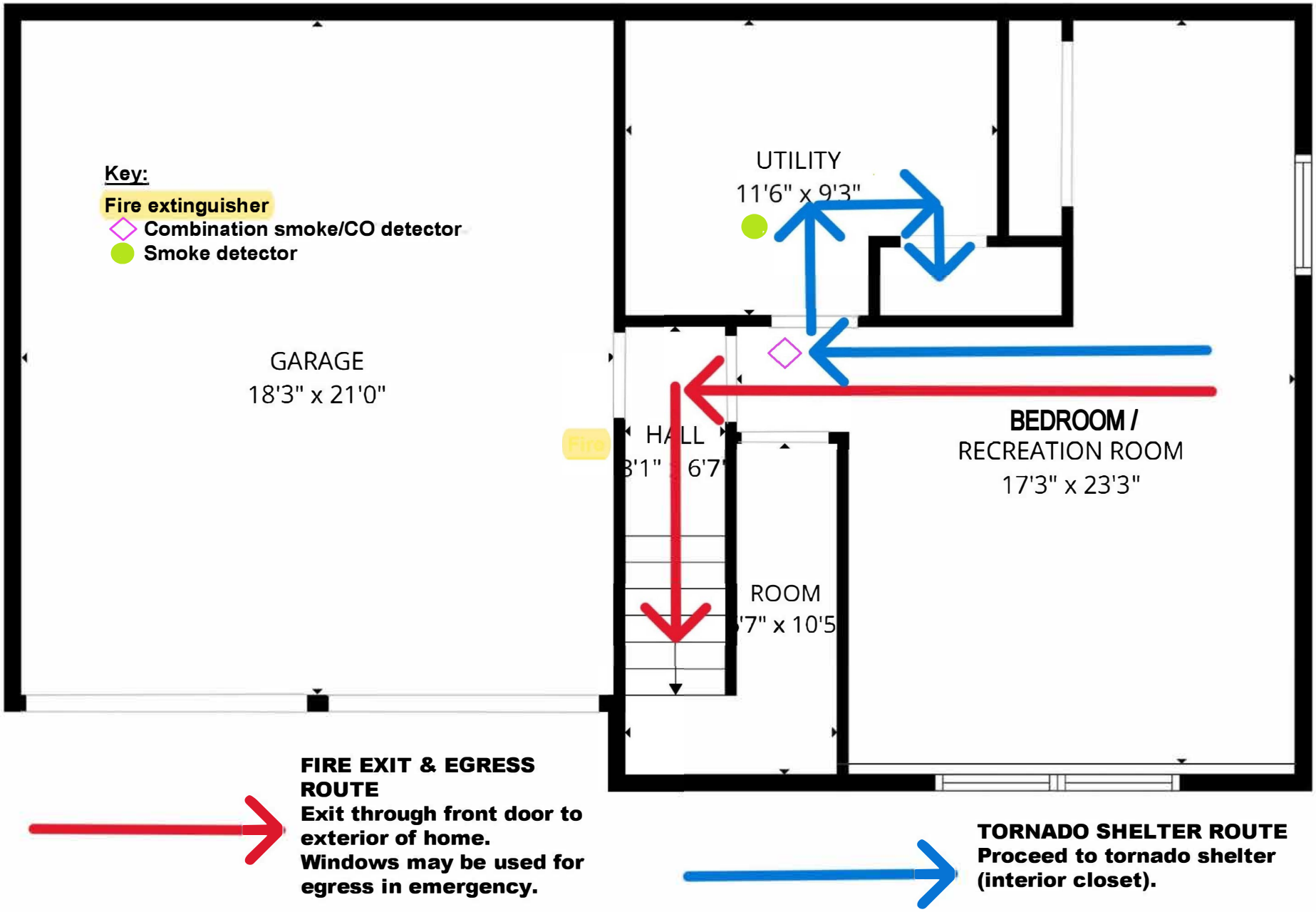
TORNADO SHELTER ROUTE
Proceed downstairs to tornado shelter (interior closet).

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

In case of Emergency
Call 911

3700 Randall Drive, Independence, MO 64055

Laura, Manager: (816) 377-0090
or Lois, Manager: (816) 213-0481

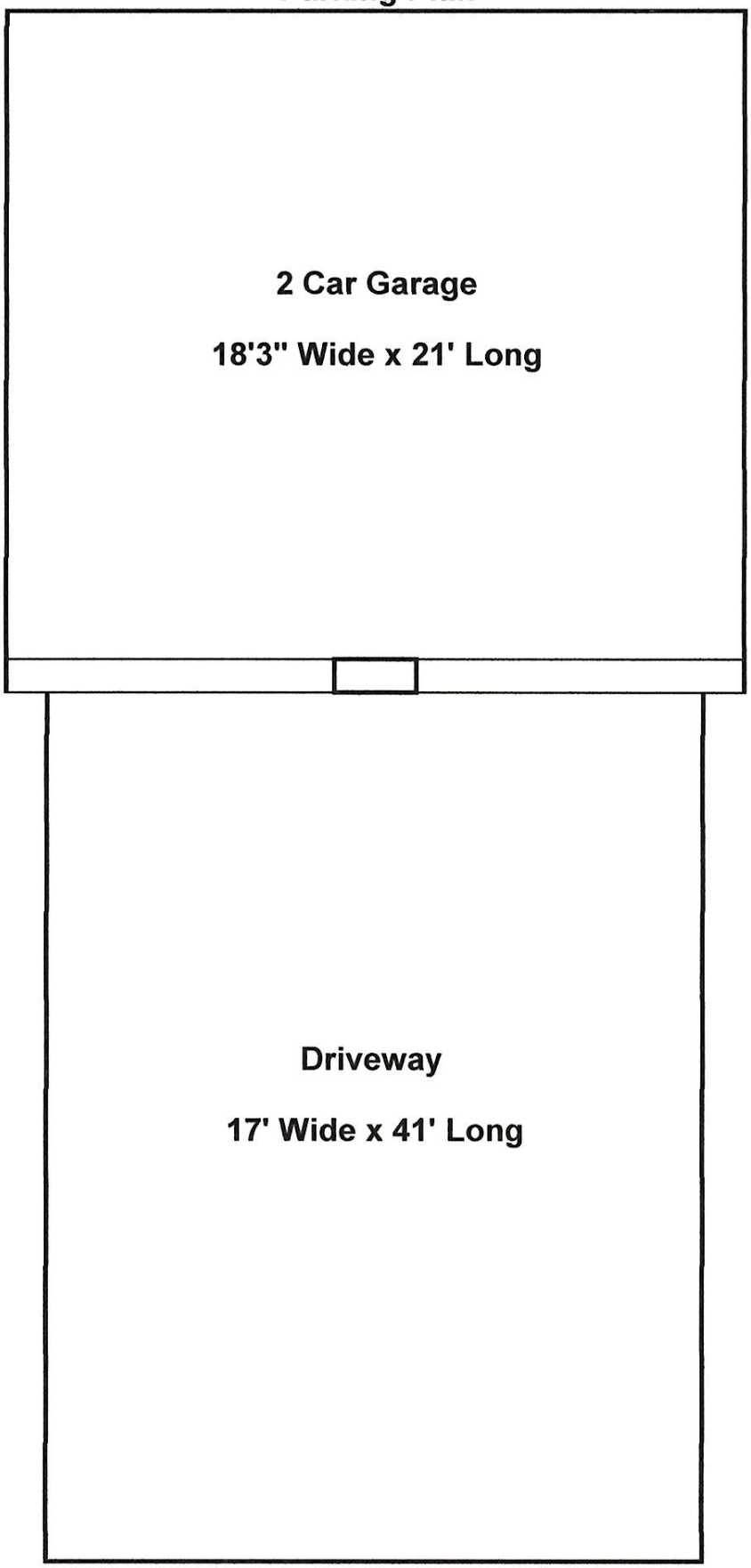


FIRE EXIT & EGRESS ROUTE
Exit through front door to exterior of home.
Windows may be used for egress in emergency.

TORNADO SHELTER ROUTE
Proceed to tornado shelter (interior closet).

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

3700 Randall Drive, Independence MO 64055
Parking Plan



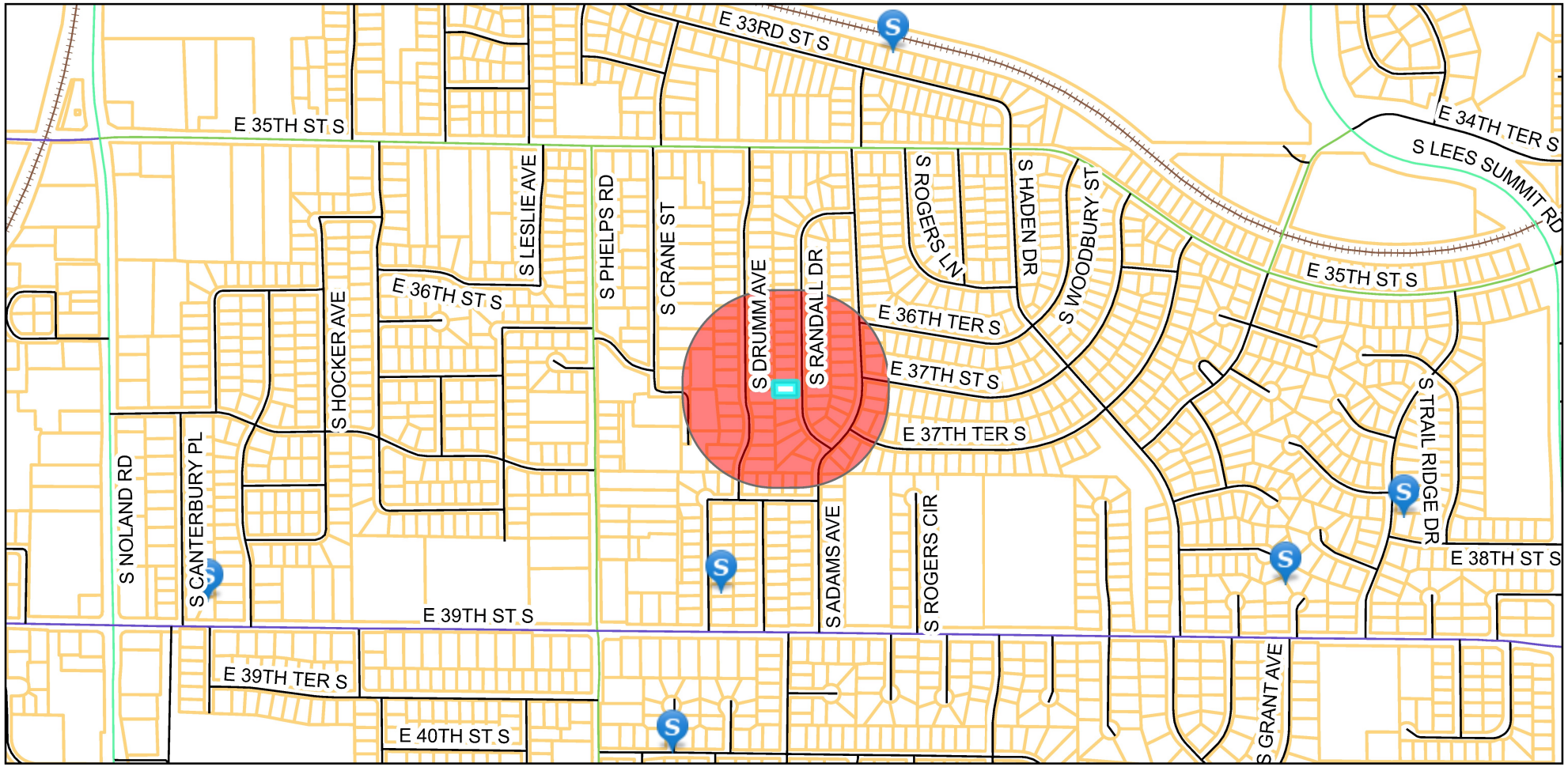
PUBLIC HEARING
APPLICATION #: 24-400-85
REQUEST: Short Term Rental
HEARING DATES: PC: 1/28/26 @ 6:00pm
CC: N/A
AT: 20201 E. Jackson Drive
CITY OF INDEPENDENCE COMMUNITY DEVELOPMENT DEPT.
816-325-7109 or CDPlanning@IndepMO.org

Nearest Short Term Rental

INDEPENDENCE
COMMUNITY DEVELOPMENT

3700 S Randall Dr

Case #26-400-85



500ft Separation Requirement

Parcels

Short Term Rentals

Prepared For: Planning Commission
Meeting Date: July 28, 2026

N