

April 17, 2023

Neighborhood Planning & Development Committee  
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Dear Neighborhood Planning & Development Committee,

Union Hill is a neighborhood that is zoned UR, and consists of a mix of single-family homes, condos, and apartments. Part of our neighborhood falls under various HOAs, which contain language prohibiting short term rentals (STR). Another part of our neighborhood is the Union Hill apartments. These leases also contain language that prohibits STRs. The rest of the neighborhood is made up of single-family homes that do not fall under an HOA.

All Union Hill residents are represented by the broader Union Hill Neighborhood Association, of which I am president. As the UHNA president I have observed the growth of non-resident short term rentals in our neighborhood. I have also observed how this growth has negatively impacted the immediate neighbors as well as the broader neighborhood.

Union Hill is aligned with the Midtown Neighborhood's Working Group's recommendations documented in the Substitute Versions of 230267 and 230268, dated April 12, 2023. Adopting the recommendations will go far to address neighbor's concerns, including:

- 1) Immediate neighbors not being informed of a non-owner occupied STR application.
- 2) Stopping the addition of more non-owner occupied STR's operating in the neighborhood.
- 3) Better enforcement of the Ordinance to address violations and shut down STR's that fail to comply or are operating illegally.

It is of utmost importance that the non owner-occupied STR prohibition also applies to UR zoned neighborhoods (unless the UR specifically states that STRs are allowed). Ordinance #230268 will determine the fate of Union Hill and all residential neighborhoods in Kansas City, Missouri. We ask that our elected officials work together with neighborhoods to protect what we all work so hard to build: a community.

Sincerely,

Stacy Garrett,

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