



Ordinance #

CD-CPC-2023-00114,9

Location: 3244 Paseo Blvd

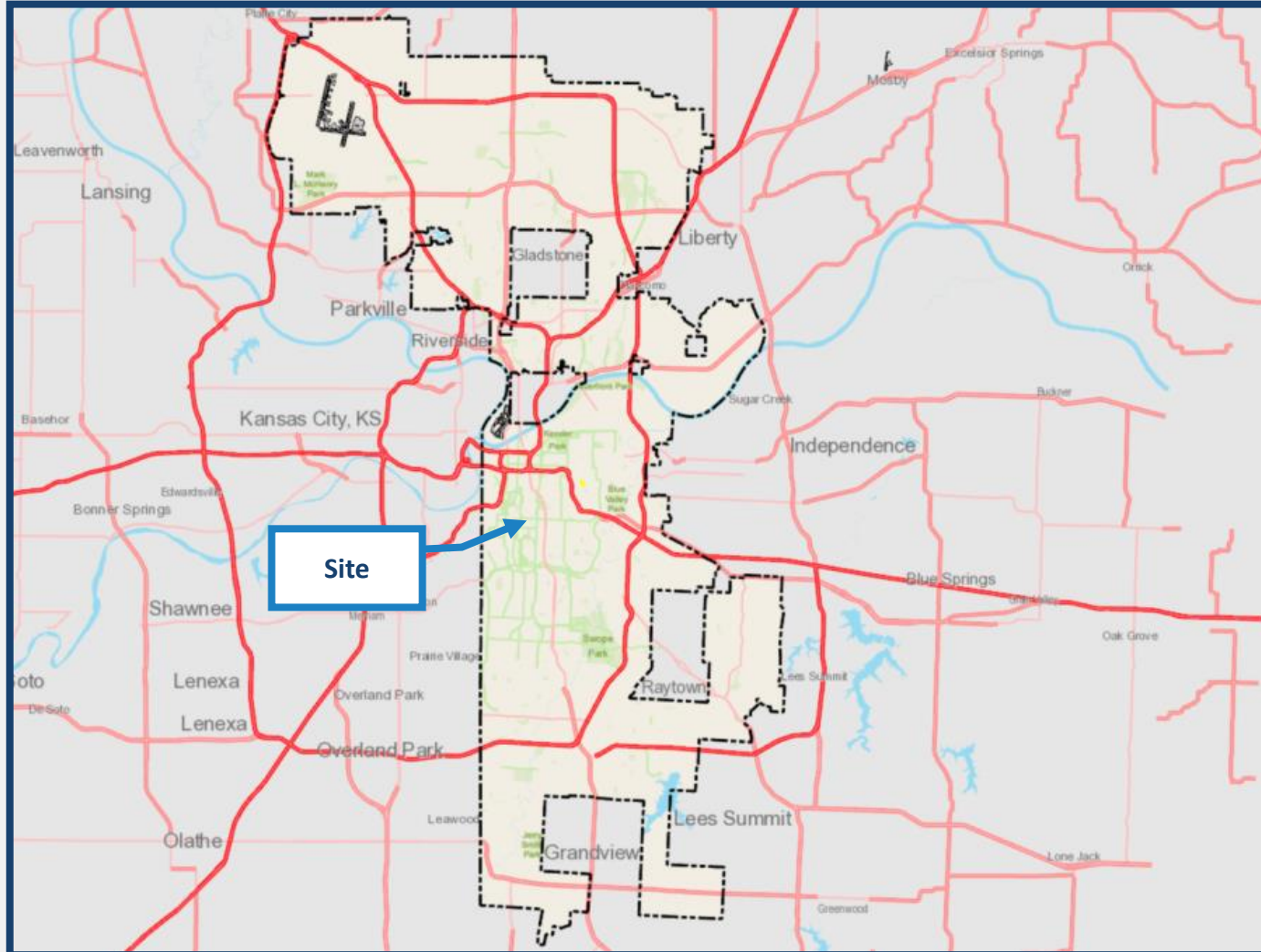
Zoning District: R-.05

Proposed Zoning: B1-1

Summary: The applicant is seeking to rezoning the subject site, with associated area plan amendment, to qualify for a Short Term Rental permit.



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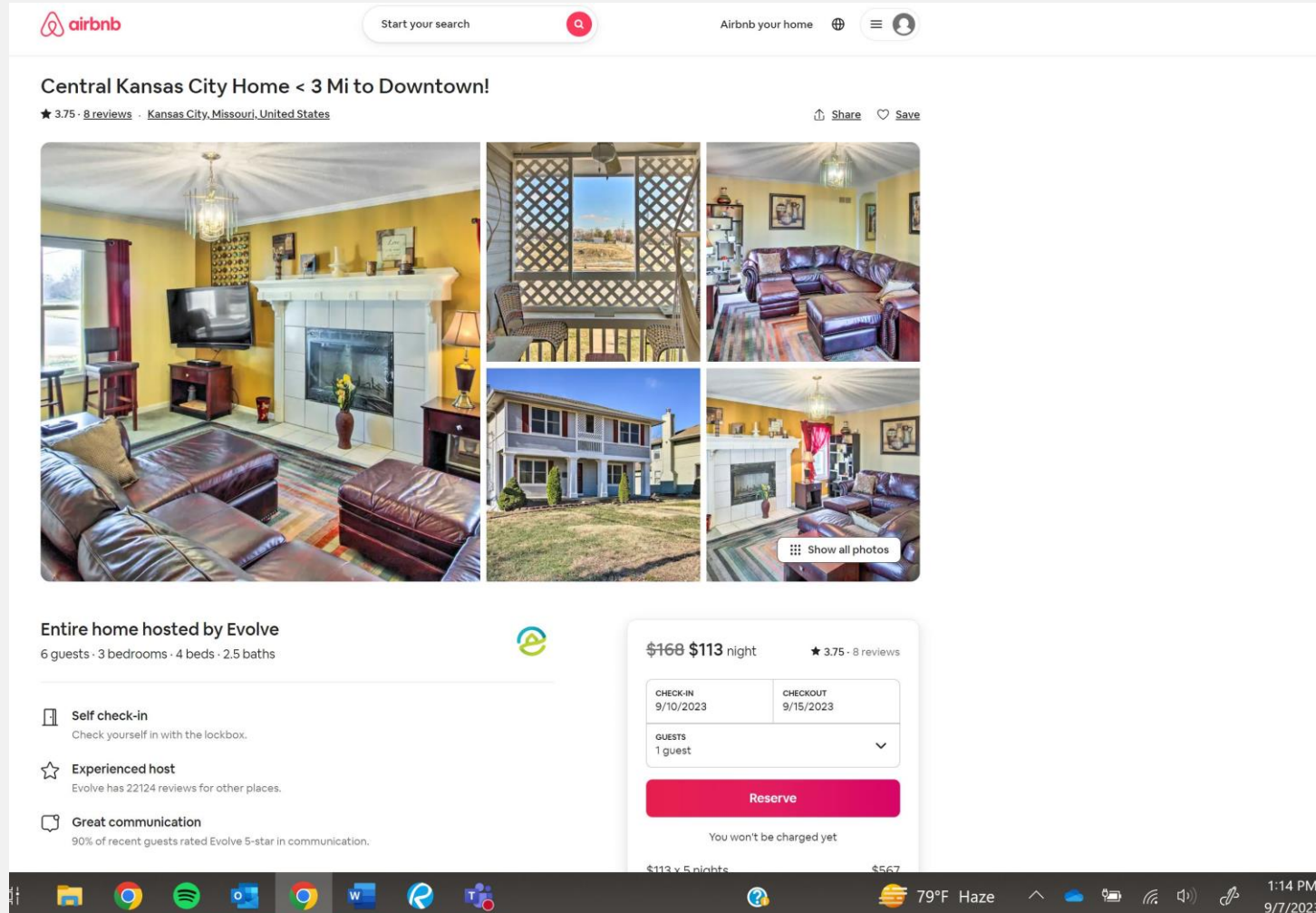




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The screenshot shows an Airbnb listing for a "Central Kansas City Home < 3 Mi to Downtown!". The listing has a 3.75-star rating from 8 reviews and is located in Kansas City, Missouri, United States. The main image shows a living room with a fireplace and leather furniture. A grid of five smaller images shows different parts of the property, including a dining area, a bedroom, and the exterior of the house. The listing is hosted by "Evolve" and is described as an "Entire home" with 6 guests, 3 bedrooms, 4 beds, and 2.5 baths. The price is \$168 per night, with a discount to \$113 per night. The listing includes a "Self check-in" feature, is from an "Experienced host" with 22,124 reviews, and has "Great communication" with a 90% 5-star rating. The booking details show a check-in on 9/10/2023 and a check-out on 9/15/2023 for 1 guest. A "Reserve" button is visible, and a note states "You won't be charged yet". The bottom of the screenshot shows a Windows taskbar with various application icons and a system tray displaying the date and time as 1:14 PM on 9/7/2023.

Central Kansas City Home < 3 Mi to Downtown!

★ 3.75 · 8 reviews · Kansas City, Missouri, United States

Share Save

Entire home hosted by Evolve

6 guests · 3 bedrooms · 4 beds · 2.5 baths

Self check-in
Check yourself in with the lockbox.

Experienced host
Evolve has 22124 reviews for other places.

Great communication
90% of recent guests rated Evolve 5-star in communication.

\$168 \$113 night · ★ 3.75 · 8 reviews

CHECK-IN
9/10/2023

CHECKOUT
9/15/2023

GUESTS
1 guest

Reserve

You won't be charged yet

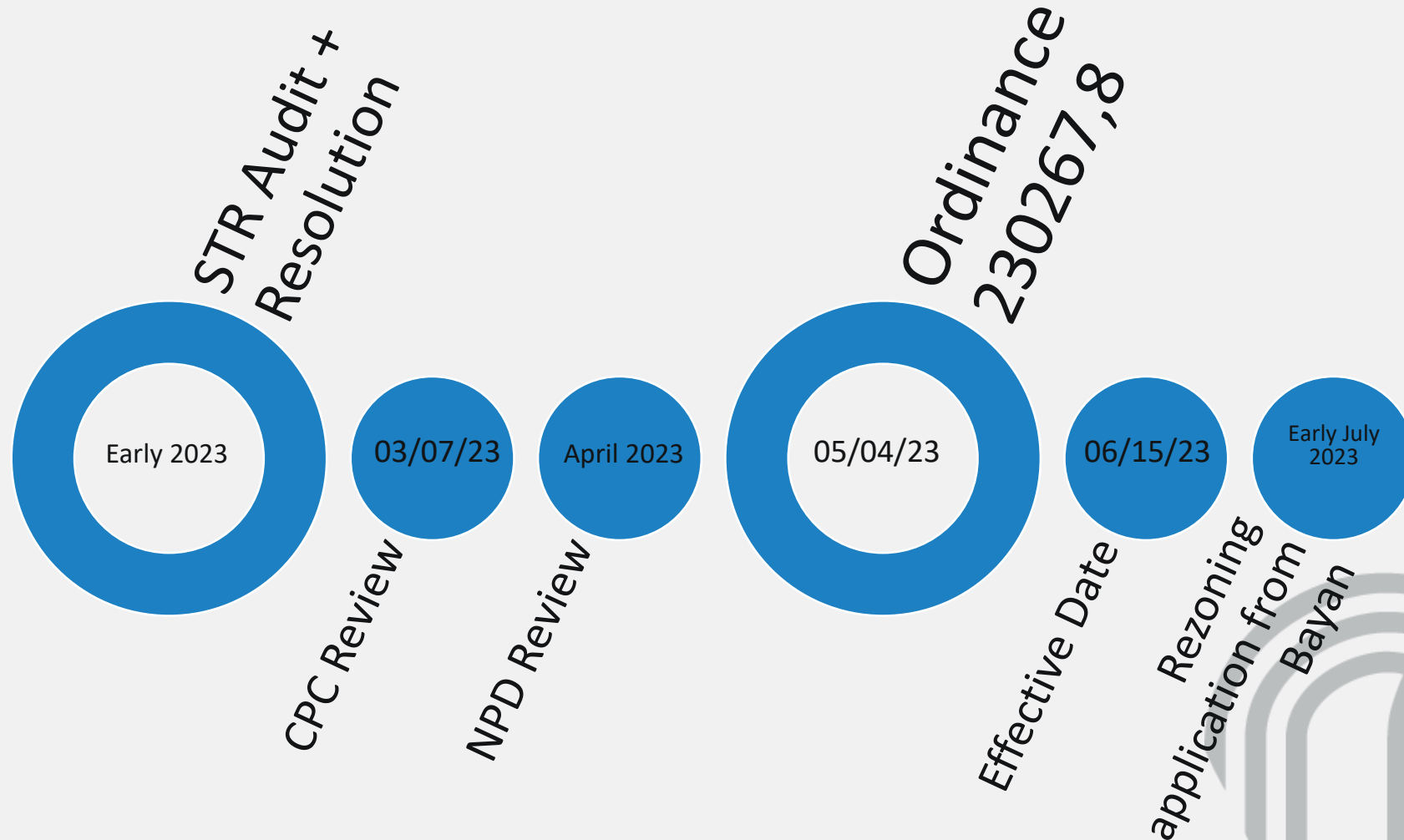
\$113 x 5 nights \$567

Currently
operating
illegally
(advertising
without a
Short Term
Rental Permit)





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	R-	B-	M1-	D-
STR, nonresident**	Prohibited	Permitted*	Permitted*	Permitted*
STR, resident **	Permitted	Permitted	Permitted	Permitted
	* 1,000 ft from another STR			
	** Other rules and regulations in Chapter 56			



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88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

- A.** conformance with adopted plans and planning policies;
- B.** zoning and use of nearby property;
- C.** physical character of the area in which the subject property is located;
- ~~**D.** whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;~~
- E.** suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;
- ~~**F.** length of time the subject property has remained vacant as zoned;~~
- G.** the extent to which approving the rezoning will detrimentally affect nearby properties; and
- H.** the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

- A.** conformance with adopted plans and planning policies.
 - Associated Area Plan Amendment = Residential High to Mixed Use Neighborhood, Midtown/Plaza Area Plan.
 - B- zoning would permit commercial uses for example hospitals, animal grooming, restaurants, small entertainment venues, and pawn shops by right. Residential housing is the predominant land use in the surrounding area.

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88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

- B.** zoning and use of nearby property.
 - There are no properties zoned B- nearby.



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88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

- G.** the extent to which approving the rezoning will detrimentally affect nearby properties.
 - The rules and regulation change regarding Short Term Rentals was initiated because of property owners complaining about the effects Short Term Rentals have on residential neighborhoods.
 - The City Council made a conscious choice to restrict new Short Term Rental permits to non-residential zoning districts, with a density requirement.

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88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

- H.** the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
- Rezoning the property to B- designates the site commercial in perpetuity (until another rezoning occurs) = detriment long-term.
 - Rezoning conflicts with the intent behind the policy decision made by the City Council.
 - Lack of a STR permit does not strip the property of all value.

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City Staff Recommendation

**CD-CPC-2023-00119 (Area Plan Amendment)
DENIAL**

**CD-CPC-2023-00114 (Rezoning)
DENIAL**

City Plan Commission Recommendation

**CD-CPC-2023-00119 (Area Plan Amendment)
DENIAL**

**CD-CPC-2023-00114 (Rezoning)
DENIAL**

