

## **BILL NO. 17-175**

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AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A BED & BREAKFAST HOMESTAY IN DISTRICT R-1 ON LAND LOCATED AT 22710 SW MONARCH COURT FOR A PERIOD OF TEN (10) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2017-116, submitted by Anthony Blogumas, requesting a special use permit for a bed & breakfast homestay in District R-1 on land located at 2710 SW Monarch Ct, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on July 11, 2017, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be denied; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on August 10, 2017, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 10.160 of the Unified Development Ordinance to allow a bed & breakfast homestay in District R-1 with a Special Use Permit is hereby granted for a period of ten (10) years, with respect to the following described property:

*LOT 54, MONARCH VIEW, 2<sup>ND</sup> PLAT, LOTS 40 THRU 74*

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the requirement that parking areas shall be located on the side or rear of the property and screened from adjacent residential properties, to allow parking on the unscreened driveway on the front yard.
2. The bed and breakfast homestay shall be subject to the conditions of Section 10.160 of the UDO, except for parking as allowed under Condition #1.
3. The special use permit shall be granted for a period of 10 years.

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

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PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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*Mayor Randall L. Rhoads*

ATTEST:

\_\_\_\_\_  
*Deputy City Clerk Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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*Mayor Randall L. Rhoads*

ATTEST:

\_\_\_\_\_  
*Deputy City Clerk Trisha Fowler Arcuri*

APPROVED AS TO FORM:

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*City Attorney Brian W. Head*