

Special Use Permit Criteria

Standards for Approval

Re: Special Use permit request by Tony Blogumas for (Section 10.160) Bed and Breakfast Homestay (2710 SW Monarch Ct, Lee's Summit, MO 64082)

Responses:

- A. No specific restrictions apply, as home is being used as a place to do regular family & friend activities, that have all been done in home previously.
- B. Details for each item follow as numbered:
 1. The character of the neighborhood is such for family or individuals that conduct regular activities such as BBQ's, family gatherings, birthday gatherings, etc.
 2. These activities are the same as surrounding activities happening in each home everyday, and should not require any change in zoning.
 3. The special use permit is being requested to follow the current guidelines relative to the usage of the personal residence, however, due to inconsistencies and changes in the current economic and home usage opportunities, the current usage of the residence isn't classified specifically in the Lee's Summit Ordinances, nor is it specifically identified in Jackson County, or Missouri and legislation is currently being proposed to handle this more specific usage. It is requested that certain conditions be considered in order to more accurately depict the usage of property.
 4. The extent of negative impact to the aesthetics of the property and adjoining properties is the same as any home in the subdivision, and there is no additional risk or impact. Specifically, the usage in this manner has allowed the proper maintenance and upgrades of the property, where as if not able to conduct such activities would have impacted the neighborhood much more severely with a foreclosure of the property and the inability to maintain or upkeep the property during the foreclosure process and the reflection of home values would be negatively impacted as well.
 5. The extent of injury or detrimental affect to neighboring properties is no different than any other current home in the neighborhood.
 6. There is no impact to the street system to handle traffic and/or parking. All guests are notified that parking is in driveway overnight for all vehicles, and is reviewed nightly via video, in order to meet current HOA guidelines.
 7. No impact to the storm water runoff system.
 8. No impact to noise pollution or other environmental harm.
 9. No negative impact on neighboring property values. Considering the alternative of the home going into foreclosure, its actually a positive

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impact, including the ability to maintain the exterior, and add improvements, such as flowers, trees, etc.

10. There is great need in the community for this service as it allows for a greater sense of community, more people to visit the Lee's Summit community and all the great things we have to offer, and it brings income to the area. It is known that there are many other homes already providing such services in Lee's Summit, that may or may not currently even have business licenses or special use permits, and this extends to homes that are being used as rental property both short and long term.
11. The usage of the home brings people to Lee's Summit, who visit, shop, and spend money in Lee's Summit.
12. Public facilities and services are adequate to satisfy the usage without any additional needs.
13. The benefit gained to public health, safety, and welfare of the community if approved has little to no impact, however if the homeowner is denied it will impose a hardship as the homeowner has **no other source of income**. The loss of this income will not only affect the homeowner, but will affect his daughter from getting child support, will affect the property from being maintained, will affect the community when house goes into foreclosure, and will affect the city in reduction of taxes due to the reduction in home values in the subdivision.
14. The homeowners review of the ordinances and UDO, show no violation in current city policies or ordinances. Although a violation letter was sent to the homeowner, it does not specifically cover the requested usage of the property, and only identifies half of the usage. The property has been used by nurses needing 90 day stays for medical internships or traveling nurse assignments, as well as shorter term stays. Many inquiries are about longer term stays, however no current ordinances require special use permits for these situations. IT is my understanding and has been conveyed to me by the city that the current usage is a unique situation due to the popularity of AIRBNB, however, this property is not the first or the only property being utilized in Lee's Summit in the same manor.
15. No recommendation has been provided by professional staff, as there is no professional staff that would be considered experts in this area that are currently identified.
16. The usage of the home is consistent with properties throughout Lee's Summit, including but not limited to other homes currently marketing through AIRBNB, or homes that are available for short or long-term stays.