



JENNIFER KRAUSE
Inspiring Women to Seek God's Grace

Community & Economic Development Committee

220 SE Green Street
Lee's Summit, MO

June 29, 2022

Dear Committee Members,

"Above all else,
guard your heart,
for everything you
do flows from it."

Proverbs 4:23

Thank you for your review of my proposed amendment to Section 6.505 – Short Term Rentals.

After recently escorting my neighbor to the Hospital for a heart issue, in the waiting room I ran into a family of teenagers. After overhearing their story and speaking with their pastor, I felt compelled to offer a service to our community that I have resided in since purchasing my home in 2001. The mother of these children was dying, and the pastor was walking these children through what to do with finances, funeral arrangements, etc. following her death. When I learned that these 4 youth were from Joplin, MO. and wanting to stay close by, I saw an opportunity our community currently doesn't offer.

As an empty nester, with plenty of extra space I opened my home up to this family. But that one event planted a seed with how can my home welcome other families in need of short-term housing?

So I began exploring Short Term Rental options for the excessive space I now have in my home. And I was shocked to hear some of the stories of the families that would like to stay at my residence. I have attached stories in **Exhibit A**.

Since the location of my home is located so close to the current "Old Town Master Development Plan area", I have proposed changing the Zoning area to include what I am calling the "Langsford/Todd George Square". I have attached proposed zoning change map as **Exhibit B**.

And to accommodate families like those in the attached stories, I am also proposing changing the number of rooms rented from two to three.

I look forward to working with the city to see how we can bring additional revenue to the city, while helping families like these stay close together during these times.

Sincerely,

Jennifer Krause

CONTACT

PHONE:
816.788.1088

ADDRESS:
1111 SE 3rd Court
Lee's Summit, MO 64063

EMAIL:
jenn_krause@outlook.com

Exhibit A

Dying Mother

I recently met a family whose mother was in the hospital dying of cancer. This family resided in Joplin, MO. The family was in town trying to find accommodations to stay close by their mother during her final days here. There was no father in the picture. The 4 young adults ranged in age from 13-20. They were hoping to find a VRBO to stay in, so they could remain close to their mother. However, the City of Lee's Summit, does not have many VRBO options to offer, because of the limit area in which VRBO's are available. And the size of any VRBO's would not have accommodated this family.

Father Visitation

I met another family interested in renting my house on a monthly basis. A divorced father, currently living in Tulsa, OK. has visitation with his son biweekly. He travels to Lee's Summit, to have visitation with his son who lives with his mother in Lake Lotawana. The father has remarried and now has a newborn. He would prefer to rent my house during his visitation with his son to provide normal family time with his son.

Family Reunion

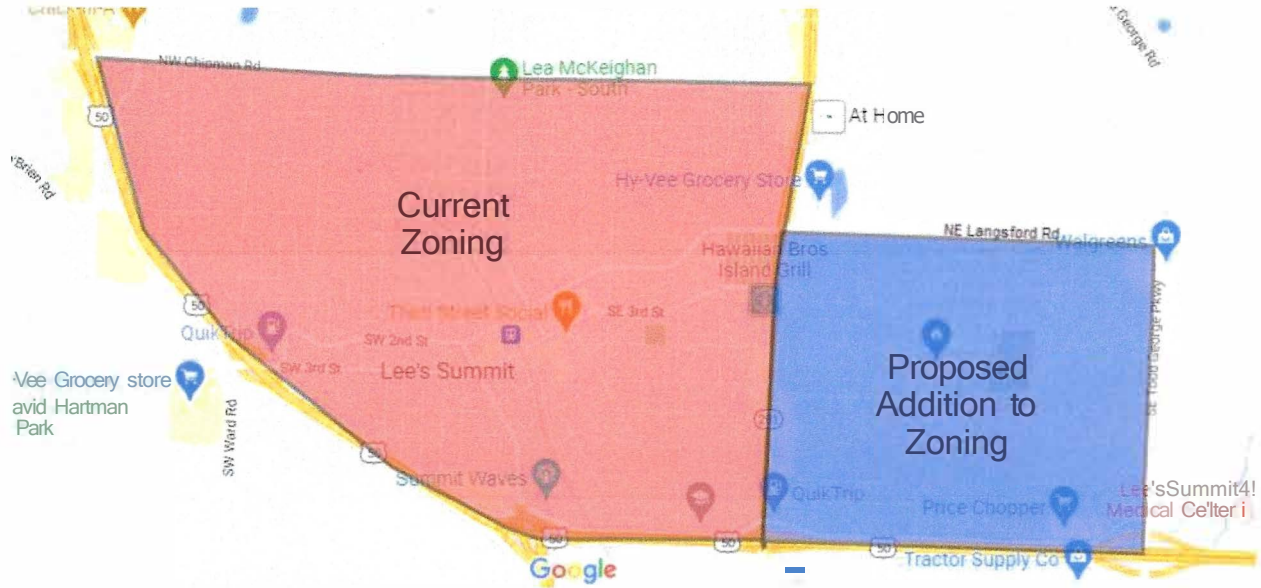
Another family interested in renting my house is coming to Lee's Summit for a Family Reunion late this summer. They are traveling with their 92-year-old grandma and looking for a place that can allow them to spend time together and provide amenities like a walk-in shower and walk out deck, where grandma can feel welcome and comfortable.

Baseball Tournament

Nothing says family time, like hanging out after a baseball game. One family is traveling to Lee's Summit for their two kids to play in a Baseball tournament at Legacy Park Ball Fields. This family was looking for accommodations that were close to the fields and could allow them some downtime in between games. Being able to cool off in an outdoor pool, while BBQing on the deck was appealing to them.

Exhibit B

Part of my proposal is to add additional zoning to the current area zoned for Short Term Rentals. Below is a map of what I am referring to as Lansford/Todd George Square. Extending the current zone down from 291 down Langsford to Todd George.





LEE'S SUMMIT MISSOURI

UDO Text Amendment Process

Purpose

The Unified Development Ordinance (UDO) consists of the zoning and subdivision regulations for the City of Lee's Summit. UDO text amendments are usually generated by City staff or elected officials when it is determined that a change would be in the best interest of the city and the public. However, sometimes an individual or group proposes a text amendment that will not only apply to them but to other properties or owners which are similarly situated.

Step 1 - Pre-Application Meeting

The applicant should meet with City Staff to discuss the proposed amendment prior to submitting an application. The applicant can explain the proposed change, and city staff will explain the process, advise the applicant of any other considerations, and express their support or opposition.

Step 2 - Filing the Application

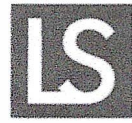
- Application - A complete application must be submitted, including the name, address and telephone number of the applicant.
- Fees - An initial application filing fee of \$100, payable to the City of Lee's Summit, is required to present the proposed UDO text amendment to the Community & Economic Development Committee.
- Two legal publishing notice fees of \$165 per notice (\$330 total) are further required if staff is directed to begin the public hearing process following the completion of Step 3 below.

Step 3 - Community & Economic Development Committee

Staff will schedule the item for the Community & Economic Development Committee. The CED Committee consists of four (4) Councilmembers. The Committee generally meets once a month. After discussing the proposed text amendment, the Committee will indicate their support for or opposition to the proposed amendment, they may suggest changes, and then direct staff to begin the public hearing process.

Step 4 - Public Hearing Process

Public Hearings. Consideration of the text amendment shall require public hearings before the Planning Commission and City Council following publication notice in an area newspaper of general circulation. The purpose of the public hearing process is to ensure



LEE'S SUMMIT MISSOURI

UDO Text Amendment Process

the public is informed of the pending action and to receive public comments. The Planning Commission and City Council will consider any concerns that property owners or members of the general public may have regarding the proposed amendment and its impact on the community.

Notification. Notice in Newspaper - City staff will prepare and publish the required legal notice of the time and place of the public hearings, which must be published 15 days prior to each hearing in an official City paper.

Step 5- Planning Commission Public Hearing

The Planning Commission meets on the second and fourth Thursday of each month in the Council Chambers of City Hall at 220 SE Green Street. The Commission holds a public hearing and makes a recommendation to the City Council.

- Applicant's presentation - The applicant begins the public hearing with a brief presentation, describing the proposed amendment.
- Staff's presentation - Staff will then give a staff report and recommendation.
- Public comments - members of the audience will be given an opportunity to speak.
- Commission discussion and decision - The Commission members may ask questions of either staff or the applicant. Finally, the public hearing portion of the meeting is closed, and the Planning Commission discusses the action that should be taken and the reasons for that action. The Planning Commission's action is a recommendation to the City Council to either approve, approve with conditions, or deny the application. The Planning Commission may also vote to continue an application to a later meeting to allow further study or the submission of information by the applicant or staff. Once the Planning Commission has made a recommendation, a hearing (typically three weeks later) will be scheduled before the City Council.

Step 6 - City Council Public Hearing

The Lee's Summit City Council holds public hearings at their regular meetings on the first and third Tuesdays of each month at the Council Chambers of City Hall at 220 SE Green Street.

- Public Hearing - The format of the public hearing is similar to that used by the Planning Commission and applicants should plan on making a similar type of presentation. After the City Council has listened to the presentations and to any public comments, they will discuss the application and then take action. The City Council will either reject the request or direct staff to prepare an ordinance granting the zoning change.



LEE'S SUMMIT MISSOURI

UDO Text Amendment Process

- Ordinance - The ordinance is normally read at a subsequent City Council meeting and approved or denied.

Step 7- Ordinance

All UDO text amendments must be approved by ordinance. City staff will draft the ordinance and determine the date when it will be considered by the City Council. If the ordinance is adopted, the city will make the approved amendments in the official documents of the city, and post the amended sections on the website.



LEE'S SUMMIT MISSOURI

UDO TEXT AMENDMENT APPLICATION

1. Section of UDO to be Amended: Section 6.505 - Short Term Rentals
2. General Intent and Purpose of Proposed Amendment: Modify Development Plan area zoning to include Todd George down Langsford. Increase maximum rooms rented from two to three.

(Attach full text of proposed amendment)

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3. APPLICANT Jennifer J. Krause PHONE 816.788.1088
CONTACT PERSON Owner: Jennifer Krause FAX _____
ADDRESS 1111 SE 3rd Court CITY/STATE/ZIP LS, MO 64063
E-MAIL Jenn_Krause@outlook.com
4. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
5. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

Jennifer J. Krause
APPLICANT

Print name: Jennifer J. Krause

Receipt#: _____ Date Filed: _____ Processed by: _____ Application

Proposed Amendment (Full Text)

Sec. 6.505. - Short term rentals.

- A. Location:
 - 1. Parcels greater than one acre in size; or
 - 2. Located within the Old Town Master Development Plan **or Langsford/Todd George Square** area as shown in the **plan map**; and
 - 3. Short term rentals are only allowed in single- family dwelling units or two-family dwelling units (duplex).
- B. The owner or a local representative must occupy a dwelling unit on the same parcel or an adjacent parcel.
- C. A maximum of **three** rooms shall be rented.
- D. A maximum of four unrelated guests or a family are permitted.
- E. The owner must obtain a business license with the City.
- F. The owner shall pay license taxes in accordance with Chapter 28, Division 7.
- G. The owner or local representative must provide their contact information to the City.
- H. Chapter 17, Article IX, Section 17-254, Regulations regarding control of noise and sound, must be posted in each room for rent.
- I. Units must be provided with:
 - 1. A functioning fire extinguisher;
 - 2. A smoke alarm in each bedroom;
 - 3. Child-proofed electrical outlets;
 - 4. A map identifying escape routes;
 - 5. Emergency contact information for the owner;
 - 6. Carbon monoxide detection as require by code.