

AGENDA ITEM

July 18, 2023

Subject: Special Use Permit – 716 W. Arch- Short-Term Rental

Department: Planning/Zoning

Daniel Stark is requesting a special use permit at 716 W. Arch to operate a short-term rental property.

The Planning Commission held a meeting on July 11, 2023, and voted to send a positive recommendation to issue a special use permit to Daniel Stark at 716 W. Arch for a Short-Term Rental Property.

Manager Notes:

- Property owners within 185' of 716 W Arch were notified by Letter of the Public Hearings dates of June 13th and June 20th as well an additional letter informing them of the July 11, 2023, Planning and Council Meetings.
- 716 W Arch has been operating as a Short-Term rental for almost 3 years.
- Section 37-1-Definitions:
 - Short-term rental means a furnished living space available for short-term periods of time, from a few days to weeks on end.
- Section 37-15 – Use Regulations.
 - (m) Short-Term Rental, as defined by section 37-1:
 - (1) Permitted by special use permit only

BILL NO. 2023-045

ORDINANCE NO.

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AWARDING
A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL PROPERTY AT 716
W. ARCH**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA,
MISSOURI THAT:**

Section 1. Awarding a Special Use Permit for a Short-Term Rental to Daniel Stark for the property at 716 W. Arch St. in the City of Nevada Missouri that will not injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 37 of the Code of the City of Nevada, Missouri.

Section 2. The Council finds that the Planning Commission held a public hearing on June 13, 2023, for which notice was duly published, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri and the change comes with a positive recommendation by that body.

Section 3. The Council also finds that before acting upon the application for a home occupation special use permit as provided in Section 1 of this ordinance, the Council held a public hearing on June 20, 2023, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri.

Section 4. The issuance of the Special Use Permit for a short-term rental property in conformity with Chapter 37 of the Municipal Code of Nevada Missouri is hereby approved.

This ordinance shall be in full force and effect after its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this ____ day of August 2023.

(seal)

KENDALL VICKERS, MAYOR

ATTEST:

CYNTHIA DYE, CITY CLERK