

**AGENDA ITEM**  
August 15, 2023

Subject: Special Use Permit – 622 N. West- Short-Term Rental

Department: Planning/Zoning

Dye Rentals LLC is requesting a special use permit at 622 N. West to open a short-term rental property.

The Planning Commission held a meeting on August 8, 2023, and voted to send a positive recommendation to issue a special use permit to Dye Rentals LLC, 622 N. West for a Short-Term Rental Property.

**Manager Notes:**

- Property owners within 185' of 314 E Vernon were notified by Letter on the Public Hearings dates of August 8th and August 15th.
- 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. 2023-048**

**ORDINANCE NO.**

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AWARDING  
A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL PROPERTY AT 622  
N. WEST**

**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 Dye Rentals LLC, for the property at 622 N. West, 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 August 8, 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 August 15, 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 September 2023.

(seal)

\_\_\_\_\_  
KENDALL VICKERS, MAYOR

ATTEST:

\_\_\_\_\_  
CYNTHIA DYE, CITY CLERK