

**Planning & Zoning Commission  
Council Chambers  
Hall of Waters Building  
201 East Broadway  
Excelsior Springs, MO**



## **Meeting Notice**

**February 26, 2024 at 6:00 PM**

### **Agenda**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING SUMMARY: December 19, 2023
  - a. December 19, 2023 Meeting Summary
4. COMMENTS OF VISITORS
5. ZTA-23-002 - An application by the City of Excelsior Springs to amend Chapter 400.230 Accessory Uses in the Zoning Regulations, pertaining to Short Term Rental Properties ,of Excelsior Springs City Codes as part of the City's Code Review Process. (Public Hearing)
  - a. ZTA-23-002
6. SUP-24-001 - An application by Sara Pelis for a renewal of Special Use Permit for the use of a short-term rental in R-2 two-family residential district at 608 Benton Avenue. (Public Hearing)
  - a. SUP- 24-001
7. SUP- 24-002 - An application by Kirk Dutcher for a renewal of a Special Use Permit for the use of a short-term rental in R-1 single-family residential district at 1012 Sunset Strip. (Public Hearing)
  - a. SUP-24-002
8. RZ-24-001 - An application by TD Sylla LLC-RA: Chuck Duckworth to rezone a tract of land located at 517 S Kansas City Avenue from District "C-2A - Special Business District to district "C-3 - Service Busiess District. (Public Hearing)
  - a. RZ-24-001
9. STAFF COMMENTS
10. COMMENTS OF COMMISSIONERS
11. ADJOURN

Copies of this notice are available by contacting the Community Development

Department at 201 E. Broadway, Excelsior Springs, MO 64024. 816-630-0756

Date and Time Posted: February 8, 2024 @ 8:35 a.m.



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**Community Development  
Planning and Zoning Commission - 2/26/2024**

To: Commission Members  
From:  
Date  
RE: December 19, 2023 Meeting Summary

**ATTACHMENTS:**

| Description       | Type       | Upload Date |
|-------------------|------------|-------------|
| December 19, 2023 | Cover Memo | 2/23/2024   |

## **PLANNING AND ZONING COMMISSION**

### **MEETING SUMMARY**

December 19, 2023

#### **1. CALL TO ORDER**

Chairman Simmons called the meeting to order at 6:01 p.m.

#### **2. ROLL CALL**

PRESENT: Jake Simmons, Bob Gerdes, Bill Giffey III and Julia Goldstein.

STAFF PRESENT: Doug Hermes, Molly McGovern, Melinda Mehaffy, Shantele Frie and Lisa Morgan.

VISITORS: Reggie St. John, Sonya Morgan, Jason Cole, Caitlynn Helsper, Tara Limbach, Don Campbell, Shana Sharp, Jeb Pein, Brian Rice, Elizabeth Barnt and Marilyn Gerdes.

#### **3. APPROVAL OF MEETING SUMMARY- November 27, 2023**

Commissioner Geres made a motion to approve the November 27, 2023 meeting summary

Commissioner Goldstein seconded. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners: Simmons, Gerdes, Griffey and Goldstein.

No: None

Abstain: None

#### **4. COMMENTS OF VISITORS: There were none.**

#### **5. ZTA-23-002 – An application by the City of Excelsior Springs to amend Chapter 400.230 Special Use Permits in the Zoning Regulations, pertaining to Short Term Rental Properties, of the Excelsior Springs City Code as part of the City's Code Review Process. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions.

Chairman Simmons asked if City staff could explain the colors on the map so the public would know what they represent. Ms. Mehaffy gave the color districts has presented on the map.

Hearing no further questions Chairman Simmons opened the public hearing at 6:11

Chairman Simmons asked if anyone would like to address the commission for this case to step to the podium provide name and address.

Reggie St John who resides at 160 Rockbridge Parkway, he has been here several times for short term rentals. One of the things he has been lobbying for is a change in the current code for short term rentals. Until you have experienced it firsthand you don't really know what can happen especially when one is operating illegally in your neighborhood. And how it affects the entire neighborhood, he would hate for any other neighborhood to go

through what he is currently going through. He knows this will come before city council and he will vote against it.

If it would come to council with some density requirements it would be more palatable.

Chairman Simmons asked if anyone else would like to speak. No one else approached the podium. The public hearing was closed at 6:14.

Chairman Simmons asked if Commissioners had questions.

Commissioner Gerdes said he thought the application was well put together.

Chairman Simmons said this will allow a three-strike policy for short term rentals to help with issues that could possibly arise. So, it will be regulated. We do have several Air BNBS that are well managed and are successful and we are not getting complaints about.

Commissioner Goldstein asked how is the city handling the short-term rentals that are not compliant.

Ms. Mehaffey said we had this information earlier in 2023 two applications came before the commission and council and council denied the Special Use Permits for the two properties in the same neighborhood, they were operating without licenses and special use permits the next day after the council meeting the owners were sent a 45-day wind down letter. It ended on July 21, 2023, the property owners failed to do so, we reached out to Air BNB on multiple occasions to remove the property from their website, that has happened. We have been told they are still renting it as a mid-term rental, we only allow short- and long-term rentals in our community. Once this case is approved another letter will be sent to the owners with a citation to court. At that time, they can explain to the judge why they have not severed their business.

Commissioner Gerdes made the motion to approve case No. ZTA-23-002 with a two-year review.  
Commissioner Griffey seconded the motion.  
Motion carried.

Vote: Motion passed 3-1-0

Yes: Commissioners Simmons, Gerdes and Griffey.

No: Commissioner: Goldstein

Abstain: None

**6. SUP-23-006 – An application by Sharps Property Management, LLC. For a Special Use Permit for the use of a short-term rental in the R-1 Single Family residential district located at 812 St. Louis Avenue. (Public Hearing)**

Chairman Simmons asked for the staff report.

Ms. Frie presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions.

Hearing no questions Chairman Simmons opened the public hearing at 6:25

Chairman Simmons invited the applicant to the podium to talk about her business plan for the short-term rental.

Ms. Sharp, the property belonged to her grandparent's house and back in the day they used it has a boarding house.

And her great grandparents did the same thing with their property they owned on Elms Blvd. in Excelsior Springs.

So, it's in her family history to do hospitality. This is a way for here to honor her grandparents, she would like to keep the property in the family and this is another way to do that. We try to be good neighbors and were raised to be that way. She has not lived here for 30 years but owns two properties here in Excelsior Springs. She has been speaking with Mark Spohn about short term rentals and her brother also runs an Air BNB so she has some resources to pull from.

Zadina Rhodus who resides at 810 St Louis Avenue, I live right next door to this property it is a gorgeous home And has no problem with Air BNBs, the only concern is their side yard is large and hers is not, she would like to know if there is a quiet time, also there is some off-street parking but not a lot and doesn't want cars in front of her house blocking her view, she is also hoping they don't have to many outdoor activities to entice outdoor activities like a fire pit or horseshoes. Also, would like for it be for registered guests only so there are not large amounts of people staying there she doesn't know what the occupancy is at this property. Other than that, she is excited to see the property being used.

Commissioner Goldstein asked there are two structures on the property? Ms. Sharp said yes one is a studio being used for storage right now and not ready to have someone live in it, the main structure will be the Air BNB.

Chairman Simmons asked if there were any more questions. Hearing none he asked if City staff could answer the questions?

Ms. Mehaffy said the quiet hours in our community are 10 p.m. till 7 a.m. per city code.

Ms. Frie said there is no code to regulate outdoor activities, the fire pit would be addressed by the Fire Department.

Hearing no further comments or questions the public hearing was closed at 6:34

Commissioner Goldstein made the motion to approve case No. SUP-23-006 for a two-year term.  
Commissioner Gerdes seconded the motion.  
Motion carried.

Vote: Motion passed 4-0-0  
Yes: Commissioners Simmons, Gerdes, Griffey and Goldstein.  
No: Commissioner: None  
Abstain: None

**7. FP-23-002B – An application by Quik Trip Corporation for consideration of Final Plat approval of Quik Trip Store No. 0279 Final Plat located at the southeast corner of US 69 Highway and McCleary Road at 2021 W Jesse James Road.**

Chairman Simmons asked for the staff report.

Ms. Frie presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions. There were non

Commissioner Goldstein made the motion to approve case No. FP-23-002B.  
Commissioner Gerdes seconded the motion.  
Motion carried.

Vote: Motion passed 4-0-0  
Yes: Commissioners Simmons, Gerdes, Griffey and Goldstein.  
No: Commissioner: None  
Abstain: None

8. **SP-23-001B – An application by Quik Trip Corporation for consideration of Site Plan approval for Quik Trip Store No. 0279 located at the southeast corner of US 69 Highway and McCleary Road at 2021 W Jesse James Road.**

Chairman Simmons asked for the staff report.

Ms. Frie presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions

Commissioner Gerdes asked where the entrance and exits would be. Ms. Frie pointed to them on the map displayed on the screen. She also showed where the pole sign would be.

Caitlynn Helsper representee for Quik Trip addressed the commission saying this would be the last time she would be appearing before them. She wanted to thank the city staff and the commission for their support with this project Working with Shantele and Melinda has been fantastic.

Our original submittal had an urgent care facility on it, it made more economic sense to remove it so we could accommodate the storm water detention. Depending upon the weather we are hoping to start the project in March. Before we can begin work, we have to remove remove trees from the area.

Chairman Simmons asked if at some point they would be putting in an urgent care? Caitlynn said it's not completely closed we are currently reviewing that business model. We are not actively pursuing it at this time.

Chairman Simmons asked if there were any more questions, there were none.

Commissioner Griffey made the motion to approve case No. SP-23-001B.

Commissioner Goldstein seconded the motion.

Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Simmons, Gerdes, Griffey and Goldstein.

No: Commissioner: None

Abstain: None

9. **STAFF COMMENTS:**

Ms. Mehaffy: the actions you took tonight will go forward to City Council January 2<sup>nd</sup>. Which is Tuesday because our offices will be closed on New Years Day.

Ms. Mehaffy thanked the commission for volunteering their time helping us work through these projects. Looking forward 2024 is going to be an exciting year for us.

Ms. Frie wished the Commission a Merry Christmas and a happy New Year.

10. **COMMISSION COMMENTS:**

Commissioner Gerdes said he feels we have a good staff who is staying on top of things and appreciates that.

Chairman Simmons thank City staff for their hard behind the scenes work and was happy to hear from the applicants how easy it has been to work with City staff.

11. **ADJOURN** The meeting was adjourned at 6:56 p.m.



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**Community Development  
Planning and Zoning Commission - 2/26/2024**

To: Commission Members  
From:  
Date  
RE: ZTA-23-002

**ATTACHMENTS:**

| Description | Type       | Upload Date |
|-------------|------------|-------------|
| ZTA-23-002  | Cover Memo | 2/23/2024   |



**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



February 26, 2024

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. ZTA-23-002 – An application by the City of Excelsior Springs to amend Chapter 400.230 Special Use Permits in the Zoning Regulations, pertaining to Short Term Rental Properties, of the Excelsior Springs City Code as part of the City's Code Review Process. (*Public Hearing*)

Applicant: City of Excelsior Springs

**Background:**

The Planning and Zoning Commission has conducted multiple study sessions and formal regular session considerations regarding short-term rentals (STR) over the last several months. The Commission requested City staff develop a Zoning Text Amendment proposal around the following principles:

1. Streamline review, approval and licensing process.
2. Offer more lenient standards in the key tourist location downtown.
3. Establish site and operation standards to mitigate potential impacts.

Following an initial consideration of a proposed ZTA application in October 2023, the Commission continued the application and requested further discussion regarding clarification on the standards for potential revocation of a STR business license or SUP and regarding potential density standards. The Commission reconsidered the modified ZTA application in December 2023 and voted to recommend approval without incorporating a density or separation standard for STRs outside of the downtown tourist area.

The City Council considered the Planning and Zoning Commission recommendation in January 2024. Following discussion, the Council amended the proposed ordinance by amending the STR definition reducing the rental occupancy period to less than 27 consecutive calendar days (from 30 days) to avoid confusion between STRs and month-to-month leases. The City Council approved the amended ordinance and requested that the Planning and Zoning Commission reconsider the concept of a density or separation standard outside of the downtown tourist area.

**Staff Analysis:**

During initial study session discussions, the Commission evaluated the benefits and challenges of STRs in a community.

Those benefits included creating additional rental locations that can help grow a community's tourist base and attract additional visitors. STRs can also be beneficial to residential unit owners who experience consistent vacancies due to a more transient clientele or for other reasons.

The challenges included the recognition that introducing STRs in a neighborhood can sometimes be cause for concern for long-term residents. Short-term renters are not there to become part of the neighborhood community and experiencing this break in cohesiveness can be troublesome for some residents. Also noted was that an increase in the number of STRs in a community may become impactful to the available affordable housing stock. By removing a residential unit from home ownership or long-term rental market into a STR, that eliminates a possible moderately priced rental unit from the marketplace and, as availability declines, could contribute to increased rental rates for remaining long-term rental units.

The focus around the Commission's three key principles was an effort to address the identified, potential challenges and leverage the perceived benefits of STRs. A minimum separation standard for STRs outside of the downtown tourist area might go even further in helping to mitigate potential neighborhood impacts of STRs.

Previously, the Commission reviewed the possibility of a minimum 1,000 feet separation between STRs and found that this standard would not affect any of the known, pre-existing STRs currently authorized by Special Use Permit.

**The proposed amendment to the recently adopted STR standards would establish a minimum separation standard of 1,000 feet between STRs outside of the Downtown Tourist Area.**

**A. Separation standards:**

- i. **No separation standards apply in the Downtown Tourist Area.**
- ii. **No new STR shall be permitted to locate within one-thousand (1,000) feet any then existing STR. The distance shall be measured from the external walls of the proposed and existing STR residential units and shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.**

**Staff Recommendation/Action Requested:**

The Planning and Zoning Commission's thoughtful discussions and framework regarding STRs helped satisfy the community goal of promoting additional options for visitors to the City while protecting neighborhood character. The proposed amendment to those adopted STR standards will continue to satisfy these expectations.

Staff recommends approval of the application.

Respectfully submitted,

Doug Hermes  
Planning Consultant  
City of Excelsior Springs

**Attachments:**

Exhibit 1 – Zoning Text Amendment  
Exhibit 2 – Map of Downtown Tourist Area

## EXHIBIT 1

### Section 400.030 Definitions

#### **SHORT TERM RENTAL**

A permanent residential dwelling unit or any portion of such dwelling unit, or a Mixed Residential and Non-Residential Use within the Central Business District, rented for occupancy for a period of less than 27 consecutive calendar days, regardless of whether a permanent resident is also present during the period of occupancy.

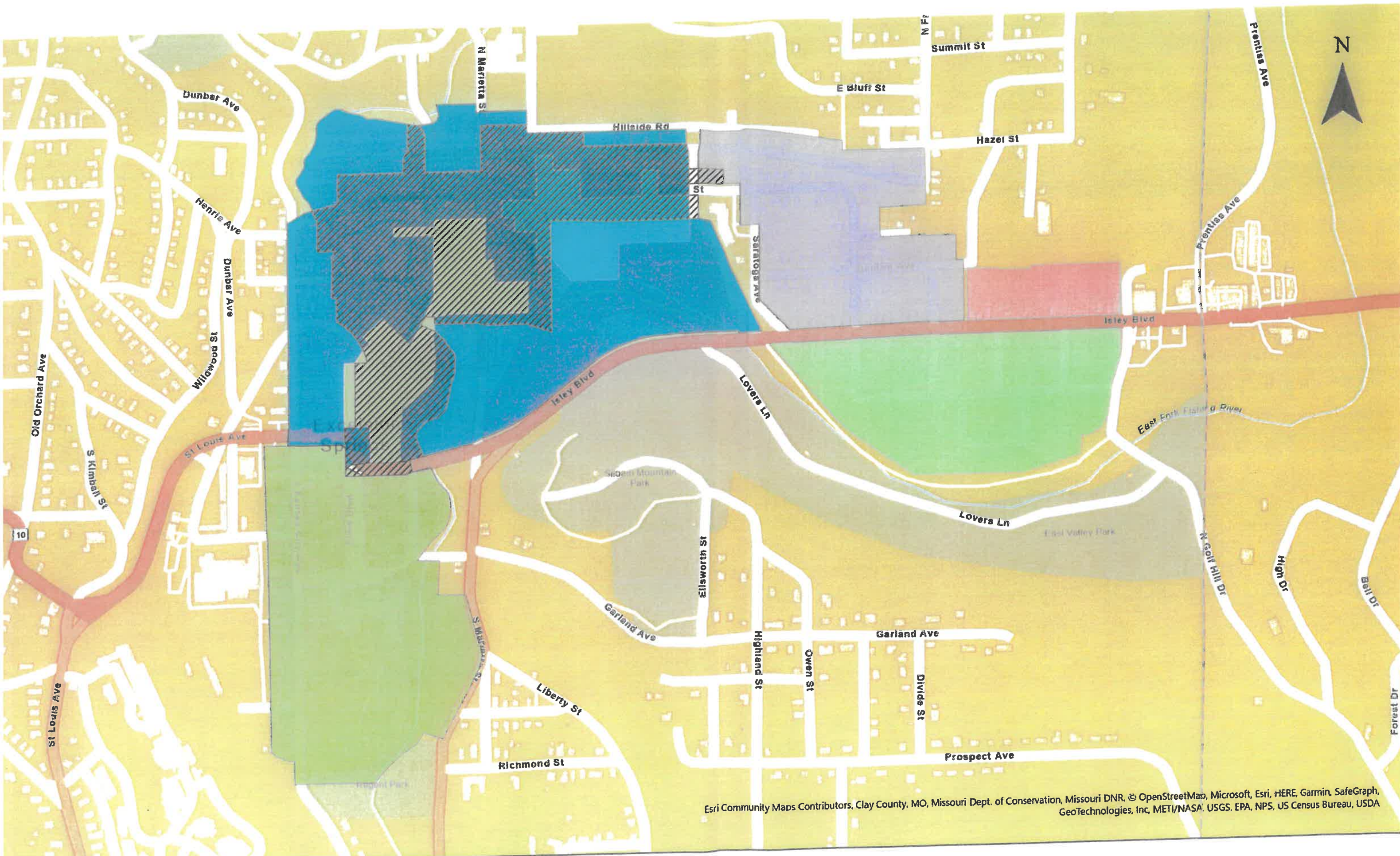
### Section 400.240 Accessory Uses

#### Par. M Short Term Rental

1. Short Term Rentals are permitted in any legally conforming single-family, two-family, three-family or four-family residential structure, or Mixed Residential and Non-Residential Use within the Central Business District, regardless of zoning district.
  - a. Within the Downtown Tourist Area – Short Term Rentals are permitted outright.
  - b. Outside of the Downtown Tourist Area – Short Term Rentals are permitted with a Special Use Permit.
2. All Short-Term Rentals shall obtain a City business license – issued upon compliance with all zoning and site standards, as applicable.
3. All Short-Term Rentals shall comply with the following site standards:
  - c. Sufficient off-street parking shall be provided – a minimum of two onsite off-street parking spaces (covered or uncovered) for Short Term Rentals with up to three bedrooms. An additional onsite off-street parking space is required for each bedroom over three.
  - d. Occupancy – a maximum of two adult guests per bedroom.
  - e. Inspection – City rental inspections are required every two (2) years.
  - f. Short Term Rental City business license and/or Special Use Permit is subject to revocation upon three (3) or more City Code property maintenance and/or disturbance citations or charges thereby constituting a Chronic Nuisance, within the one-year period of City business license issuance or renewal.
4. Short Term Rentals located in a Mixed Residential and Non-Residential Use within the Central Business District according to the standards of Section 400.180 Par. F are not subject to the off-street parking site standards.

5. Proposed Short Term Rentals located in the Downtown Tourist Area unable to meet the off-street parking site standards may be considered through Special Use Permit application.
6. Only the property owner of record may obtain a City business license and/or apply for a Special Use Permit for a Short-Term Rentals.
7. **Separation standards:**
  - iii. **No separation standards apply in the Downtown Tourist Area.**
  - iv. **No new STR shall be permitted to locate within one-thousand (1,000) feet any then existing STR. The distance shall be measured from the external walls of the proposed and existing STR residential units and shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.**





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# Excelsior Springs Districts

- CentralBusinessDis
- HistoricDCW
- Boarding\_House
- HistoricDCE
- Isley\_North
- HallofWatersLHD





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**Community Development  
Planning and Zoning Commission - 2/26/2024**

To: Commission Members  
From:  
Date  
RE: SUP- 24-001

**ATTACHMENTS:**

| Description | Type       | Upload Date |
|-------------|------------|-------------|
| SUP- 24-001 | Cover Memo | 2/23/2024   |

**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



February 26, 2024

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. SUP-24-001– An application by Sara Pelis for a renewal of a Special Use Permit for the operation of a Short-Term rental in the R-2 Two-Family Residential District at 608 Benton Avenue. (*Public Hearing*)

Applicant: Sara Pelis

**General Information:**

Address: 608 Benton Avenue  
Current Zoning: R-2 Two-Family Residential District  
Current Land Use: Single-Family residential (Short-Term Rental)

Surrounding Zoning & Land Use: North – R-2; Two-Family Residential District  
East – R-2; Two-Family Residential District  
South – R-2; Two-Family Residential District  
West – R-2; Two-Family Residential District

**Background:**

The property located at 608 Benton Avenue is presently used as a short-term rental and is a single-family residence. In 2022, the City Council granted a Special Use Permit for two years, allowing the operation of this short-term rental.

**Staff Analysis:**

The Zoning Regulations recognize that there are special land uses and circumstances which, because of their unique nature, cannot be properly classified in any particular zoning district(s) without special consideration in each case of the impact of those uses upon neighboring property. These cases can be reviewed individually for their appropriateness and authorized through a Special Use Permit.

In the two years since the issuance of the Special Use Permit for the short-term rental operation, there have been no reported conflicts or adverse effects on the nearby neighborhood, as per staff knowledge. Staff conducted a verification with



the Excelsior Springs Police Department regarding any service calls at this property, and confirmed that there have been no calls indicating a negative impact on the surrounding area.

Staff finds that the short-term rental appears to be in compliance with all other city codes and standards.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the Special Use Permit renewal with no stipulations and no time limit.

Respectfully submitted,

Shantele Frie  
City Planner  
City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map

Bluff St

3rd Ave

Maple St

Birch

Bates St

Colony St

Hazel St

Excelsior St

Ash St

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312

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Perry Ave

Perry Ave

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**Community Development  
Planning and Zoning Commission - 2/26/2024**

To: Commission Members  
From:  
Date  
RE: SUP-24-002

**ATTACHMENTS:**

| Description | Type       | Upload Date |
|-------------|------------|-------------|
| SUP-24-002  | Cover Memo | 2/23/2024   |

**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



February 26, 2024

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. SUP-24-002– An application by Kirk Dutcher for a renewal of a Special Use Permit for the operation of a Short-Term rental in the R-1 Single-Family Residential District at 1012 Sunset Strip Street. (*Public Hearing*)

Applicant: Kirk Dutcher

**General Information:**

Address: 1012 Sunset Strip Street  
Current Zoning: R-1 Single-Family Residential District  
Current Land Use: Single-Family residential (Short-Term Rental)

Surrounding Zoning & Land Use: North – R-1; Single-Family Residential District  
East – R-1; Single-Family Residential District  
South – R-1; Single-Family Residential District  
West – R-1; Single-Family Residential District

**Background:**

The property located at 1012 Sunset Strip Street is presently used as a short-term rental and is a single-family residence. In 2022, the City Council granted a Special Use Permit for two years, allowing the operation of this short-term rental.

**Staff Analysis:**

The Zoning Regulations recognize that there are special land uses and circumstances which, because of their unique nature, cannot be properly classified in any particular zoning district(s) without special consideration in each case of the impact of those uses upon neighboring property. These cases can be reviewed individually for their appropriateness and authorized through a Special Use Permit.

In the two years since the issuance of the Special Use Permit for the short-term rental operation, there have been no reported conflicts or adverse effects on the

nearby neighborhood, as per staff knowledge. Staff conducted a verification with the Excelsior Springs Police Department regarding any service calls at this property, and confirmed that there have been no calls indicating a negative impact on the surrounding area.

Staff finds that the short-term rental appears to be in compliance with all other city codes and standards.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the Special Use Permit renewal with no stipulations and no time limit.

Respectfully submitted,

Shantele Frie  
City Planner  
City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map

Rose Ave

|      |      |      |
|------|------|------|
| 1014 | 1012 | 1010 |
|------|------|------|

|                |      |      |      |      |  |
|----------------|------|------|------|------|--|
| Missouri St    |      |      |      |      |  |
| 1017           | 1015 | 1013 | 1011 | 1009 |  |
| 1016           | 1014 | 1012 | 1010 | 1008 |  |
| Sunset Blvd St |      |      |      |      |  |
| 1017           | 1015 | 1013 | 1011 | 1009 |  |

Re Jesse James Rd

15th Avenue St

Michelle Dr

1231

Dog Wood St



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**Community Development  
Planning and Zoning Commission - 2/26/2024**

To: Commission Members  
From:  
Date  
RE: RZ-24-001

**ATTACHMENTS:**

| Description | Type       | Upload Date |
|-------------|------------|-------------|
| RZ-24-001   | Cover Memo | 2/23/2024   |

**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



February 26, 2024

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** **Staff Report for Case No. RZ-24-001** – An application by TD Sylla LLC-RA: Chuck Duckworth for the rezoning from District “C-2A”-Special Business District to District “C-3”-Service Business District at 517 S. Kansas City Avenue, Excelsior Springs Missouri. (*Public Hearing*)

Applicant: Chuck Duckworth

**General Information:**

Address: 517 S. Kansas City Avenue Parcel ID: 12311004300200

Current Zoning: C-2A, Special Business District

Current Land Use: Parking lot for the Mill Inn Restaurant

Surrounding Zoning & Land Use: North – C-3; Service Business District  
East – C-2A; Special Business District  
South – R-4; Medium Density Residential District  
West – C-2A; Special Business District

**Background:**

The subject property, located at 517 S. Kansas City Avenue, encompasses approximately 0.12 acres and is situated directly south of 415 St. Louis Avenue. Historically, this parcel has been utilized by the Mill Inn Restaurant as a parking lot, playing a vital role in supporting the restaurant’s operations. With the recent change in ownership, the new owner is proposing to rezone the property from its current designation to “C-3”-Service Business District. This rezoning allows the two parcels to be combined into one large parcel. The proposed rezoning to a “C-3”-Service District aligns with the property’s use and management.

**Public Infrastructure:**

Streets: The site is served by adequate streets.

Public Water: The site is served by public water.

Sanitary Sewer: The site is served by existing sanitary sewer.



**Comprehensive Plan:**

The Future Land Use Map identifies this area for commercial and downtown development.

**Staff Analysis:**

City staff believes the rezoning would be appropriate for the existing structure and consistent with past land uses on the property and surrounding areas.

City staff feels the application conforms substantially to the Comprehensive Plan and the city's development standards.

**Staff Recommendation/Action Requested:**

City staff recommends approval of the rezoning application.

Respectfully submitted,

Shantele Frie  
City Planner  
City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map

