

c. **Public hearings to consider text amendments to Appendix B-Zoning of the City Code relating to:**

1. **Article IV. Rules and Definitions.**
2. **Article VI. Supplementary District Regulations**
3. **Article X. Special provisions applying to miscellaneous conditional uses; and**
4. **Appendix A. “Listing of Permitted and Conditional Uses” including, but not limited to “Bed and breakfast”, “Boarding and rooming houses” and other new additional uses.**

The City Commission or Planning Commission may initiate text amendments to the zoning code. On May 7, 2019 the City Commission accepted staff’s recommendation to initiate a public hearing for text amendments to Appendix A. “Listing of Permitted and Conditional Uses” and any related definitions in Article IV of the zoning ordinance including, but not limited to “Bed and breakfast”, “Boarding and rooming houses” and other new additional uses. The other additional uses referred to short term rentals, such as AirBnB’s.

Specifically, the recommended modifications are as follows:

1. Modify “Bed and breakfast” in the permitted and conditional use table to add O/P as a conditional use and C-4 as a permitted use.
2. Modify “Boarding and rooming houses” in the permitted and conditional use table to:
  - a. Add A-1, R-1, R-2, R-3 and C-1 as conditional uses,
  - b. Add C-2 and C-4 as permitted uses, and
  - c. Modify R-4 and R-5 from permitted uses to conditional uses.
3. Add “Short term rentals not elsewhere listed” to the permitted and conditional use table to include:
  - a. A-1, R-1, R-2, R-3, R-4, R-5, O/P and C-1 as conditional uses, and
  - b. C-2, C-3 and C-4 as permitted uses.
4. Add the definition: “Short term rentals -- means a property or space offered for rent to transient guest(s) for overnight stays consisting of 30 consecutive days or less that is not located in a hotel, tourist court, or motel.”

See table below (proposed changes in yellow):

Proposed Land Use Category	Permitted Zoning District												
	A-1	R-1	R-2	R-3	R-4	R-5	O/P	C-1	C-2	C-3	C-4	M-1	M-2
Bed and breakfast	C	C	C	C	C	C	C	C	P	P	P		
Boarding and rooming houses	C	C	C	C	PC	PC	C	C	P	P	P		
Short term rentals not elsewhere listed	C	C	C	C	C	C	C	C	P	P	P		

Staff believes this change is consistent with the intent and purpose of the zoning regulations and will align the permitted and conditional uses for these similar type uses.

City of Independence, Kansas

**NOTICE TO THE PUBLIC**

The Independence, Kansas, Planning Commission will conduct public hearings on:

Tuesday, June 4, 2019, at 5:30 p.m.

To receive comments to consider text amendments to Appendix B-Zoning of the City code including, but not limited to:

1. Article IV. Rules and Definitions.
2. Article VI. Supplementary District Regulations
3. Article X. Special provisions applying to miscellaneous conditional uses; and
4. Appendix A. "Listing of Permitted and Conditional Uses" including, but not limited to "Bed and breakfast", "Boarding and rooming houses" and other new additional uses.

**Case Number:**

2019/ZA/05

The hearing will be conducted in the Veterans Room, Memorial Hall, 410 North Pennsylvania Avenue, Independence, Kansas, and will begin at 5:30 p.m. All interested persons should attend and they will be heard. Persons wishing to comment, but who cannot attend this hearing, should provide their written comments to:

Kelly Passauer  
Zoning Administrator  
811 W Laurel Street  
Independence, KS 67301  
(620) 332-2506

Information regarding this application is available in the Zoning Administrator's office. If special accommodation is required, please inform the Zoning Administrator.

Kelly Passauer, Zoning Administrator