


City Council Staff Report

Meeting Date: 11/20/2017

Item: 5

Report Prepared by: Chayton True, City Planner

Recommended Motion: To approve or deny an application for a special use permit to operate an “Air BnB” at 8 Meadow Brook Road.

Background: The Planning and Zoning Commission held a public hearing on November 8 to consider the approval of a special use permit for Jen and Jeremy Houser to operate an “Air BnB” at 8 Meadow Brook Drive within the Hamilton Meadows subdivision. An Air BnB is a temporary room or home rental service that property owners can advertise to provide temporary housing similar to a motel, hotel, or bed and breakfast.

The proposed Air BnB is located in an R-1 Single-Family Residential District. Bed and Breakfast establishments are allowed within R-1 districts with the approval of a special use permit. The City became aware of the Air BnB operating at the home after a complaint from a neighbor in September of 2017. The City informed the property owner of the need for a special use permit and directed the owner to cease operations until the possible approval of a special use application.

At the public hearing on November 8th, the applicant, Jen Houser, spoke in favor, while five (5) property owners within the neighborhood spoke against the approval of the special use permit. The City also received two (2) letters opposing the approval. Two primary reasons the neighborhood opposes the operation of this Air BnB is neighborhood security and the subdivision covenants, which explicitly prohibit land uses other than single-family residential. The Planning and Zoning Commission voted to recommend denial of the special use permit.

Additionally, a petition stating opposition has been received from residents/property owners within this neighborhood. Of the forty-two (42) individuals who signed the petition, nine (9) of those make up five (5) of the eighteen (18) properties within 185 feet of the applicant’s location. City code states if at least ten (10) percent of the property owners within 185 feet of the applicant’s property file written protest against the application, a two-thirds council majority is required to approve the special use permit. If the council chooses to approve this special use permit application, at least four members of the Council must support the measure.

Fiscal Impact: The City of Kirksville would incur no expense from the approval or denial of this special use permit. Lodging fees will be remitted to Tourism.

Respectfully submitted,



Mari E. Macomber
City Manager