

CU-2025-256

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 10, Storms Center, a subdivision in Jackson County, Missouri

CU-2025-256

ATTACHMENT 2: ZONING SUPPORT DOCUMENTS

Attachments

Plan Commission Public Hearing Summary of September 18, 2025

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Letter from applicant

Aerial

Picture

CU-2025-256

ATTACHMENT 3: LIST OF CONDITIONS

Condition Use Permit for a period of 20 (twenty) years with the following Conditions:

1. The bed and breakfast is limited to no more than 1 bedroom for temporary lodging for transient guest on a paying basis.
2. Cooking facilities shall not be permitted in individual guest rooms.
3. In addition to required residential parking, one off-street parking space shall be provided for each guest room.
4. One identification/directional sign, not to exceed eight (8) square feet in area, may be permitted at the entrance to the bed and breakfast inn.

Randy Diehl gave the staff report:

RE: CU-2025-256

Applicant: John A & Linda D England

Location: 9518 Lake Lotawana Drive

Area: 21,317 square feet (0.48 acre)

Request: Renewal of a Conditional Use Permit for a Bed and Breakfast

Current Land Use and Zoning in the Area:

The applicant owns approximately 1.85 acres. The residence is on Lot 10, Storms Center, which is 0.48 acres in size. Their remaining land is within the City of Lake Lotawana, which surrounds the lot on three sides.

North of the property is a multi-family residential community, and further north is shopping center housing three restaurants. Across Colbern Road there are business offices and well as another restaurant.

This is a renewal of the initial application that was granted for a period of 5 years.

Recommendation:

Staff recommends APPROVAL of CU-2025-256 for a twenty (20) year period provided the following conditions are met:

1. The bed and breakfast inn is limited to no more than 1 bedroom for temporary lodging for transient guest on a paying basis.
2. Cooking facilities shall not be permitted in individual guest rooms.
3. In addition to required residential parking, one off-street parking space shall be provided for each guest room.
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: *Are there any questions for Randy?*

There were none.

Mr. Antey: *Is the applicant here?*

John & Linda England: 9518 Lake Lotawana Drive.

Mr. Antey: *Do you have anything to add to the report?*

Mr. England: No, not really.

Mr. Antey: *Is there anyone else who is in favor of this application?*

There were none

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

There were none.

Mr. Monaco moved to take under advisement. Mr. Smead seconded.

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Monaco moved to approve. Ms. Ryerkerk seconded.

Mr. Lake	Approve
Mr. Monaco	Approve
Mr. Smead	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION September 18, 2025

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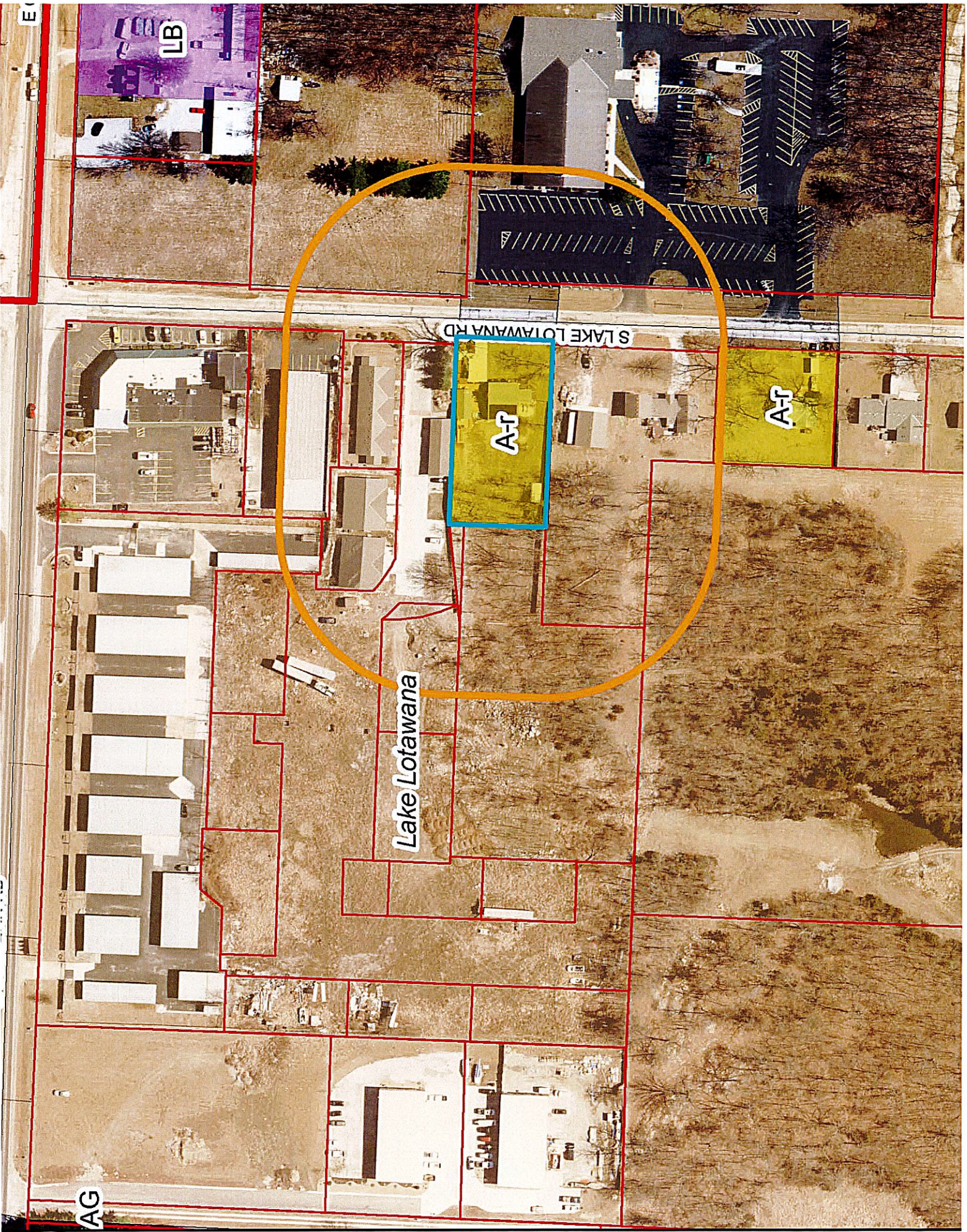
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



CU-2025-256

Property Owners Within 185 feet

Name	Address				
54-530-02-23-02-2-00-000	ROSS DAKOTA L	9600 S MAIN ENTRANCE DR	LEES SUMMIT	MO	64086
54-530-02-34-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL	34217
54-530-02-35-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL	34217
54-530-02-36-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL	34217
54-530-01-31-02-3-00-000	TAYLOR JULIE ANN	38 B ST	LAKE LOTAWANA	MO	64086
54-530-02-37-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL	34217
54-530-02-38-00-0-00-000	O'NEILL MICHAEL & MICHELLE-TRUSTEES	9620 LAKE LOTAWANA DR	LAKE LOTAWANA	MO	64086
54-530-02-11-01-0-00-000	A DAY LLC	9512 LAKE LOTAWANA RD	LAKE LOTAWANA	MO	64086
54-530-02-08-01-0-00-000	WIECZOREK JIM	9606 S MAIN ENTRANCE DR	LEES SUMMIT	MO	64063
54-530-01-38-00-0-00-000	COLBERN RD RESTOR BR CH OF JESUS CHRIST	9525 S MAIN ENTRANCE DR	LAKE LOTAWANA	MO	64086
54-530-02-21-01-0-00-000	LOTAWANA ASSOCIATES LLC	7180 W 107TH ST UNIT 24, OVERLAND PARK, KS 66212	OVERLAND PARK	KS	66212
54-530-02-24-00-0-00-000	FINE DAY LLC	543 KEY ROYAL DR	HOLMES BEACH	FL	34217
54-530-02-09-00-0-00-000	ENGLAND JOHN ARNOLD & LINDA DIANNE-TRUST	9518 LAKE LOTAWANA RD	LAKE LOTAWANA	MO	64086
54-530-02-23-02-1-00-000					
54-530-02-23-04-0-00-000					



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

September 3, 2025

RE: Public Hearing: CU-2025-256
John A & Linda D England

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by John A & Linda D England requesting a renewal of a Conditional Use Permit for a period of 20 years to operate a Bed and Breakfast (Airbnb) at 9518 Lake Lotawana Drive, Jackson County, Missouri.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 18, 2025, in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4649.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU-

Date filed Date of hearing

Date advertised Date property owners notified

Date signs posted

Hearings: Heard by Date Decision

 Heard by Date Decision

 Heard by Date Decision

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: John and Linda England
Address: 9518 Lake Lotawana Drive
Lake Lotawana, MO 64086
Phone: 816-938-9871 or 816-510-6035
 - b. Owner(s) Name: John and Linda England
Address: 9518 Lake Lotawana Drive
Phone: Lake Lotawana, MO 64086
 - c. Agent(s) Name: None

Address: _____

Phone: _____

d. Applicant's interest in Property: Owners

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Airbnb-type home-sharing for a period of 20 years; property described as follows: a tract of land 21,317 square feet/acres in size located at 9518 Lake Lotawana Road-Drive Present Zoning District A-r

3. Legal Description of Property: (Write Below or Attached 9)

Storms Center, Lot 10

4. Present Use of Property: Private residence, home office and Air-bnb

5. Proposed Use of Property: Air-bnb type home-sharing

6. Estimated Time Schedule for Development: Current

7. What effect will your proposed development have on the surrounding properties?

None

8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

9. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. Water Public Water Supply Dist. #13, minimal
- b. Sewage disposal City of Lake Lotawana, minimal
- c. Electricity Evergy, none, we are solar, independent
- d. Heating All electric, solar
- e. Fire and Police protection County, minimal

10. Describe existing road width and condition: Two-lane paved county road with good access to our property.

11. What effect will proposed development have on existing road and traffic conditions? None. Existing property has an oversized six-car paved driveway.

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None known.

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Property Owner(s)

[Signature]
Linda D England

Date

08-04-2025
08-04-2025

Applicant(s):

[Signature]
Linda D England

08-04-2025
08-04-2025

Contract Purchaser(s): _____

STATE OF Missouri

COUNTY OF Jackson

On this 04 day of August, in the year of 2025, before me
the undersigned notary public, personally appeared JOHN A. ENGLAND
LINDA D. ENGLAND

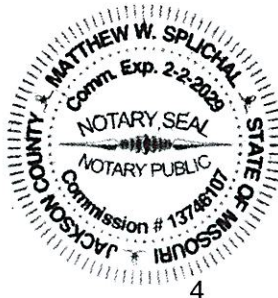
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Signature]

Commission Expires 02-02-2029



John & Linda England
9518 Lake Lotawana Drive
Lake Lotawana, MO 64086
816-938-9871

08/02/2025

Planning and Development Division

Department of Public Works

303 West Walnut

Independence, MO 64050

Enclosed please find a Conditional Use Permit Application.

This cover letter contains additional information we feel is pertinent to the enclosed application. The request is to renew the current Conditional Use Permit CU-2020-233, issued on 10/26/2020 and expires 10/26/2025. We successfully operated an Airbnb called PAX Cottage from 2021 to 2024, with no issues or complaints. Included in our application are a selection of reviews from our guests. We maintained Airbnb Superhost status and a 4.9-star + rating during our entire time hosting. The cottage was also featured in a magazine called Capital Lifestyles and we have included a copy of that as well. Our Airbnb was well received in the Lake Lotawana community, with several of the local businesses regularly referring guests to us. Although we are taking a small break from running the Airbnb, we do plan to continue it again and would very much appreciate the ability to do that, and your consideration of our application.

Thank you,

Sincerely,



Linda England

John England

Attachments:

Conditional Use Permit Application

Airbnb Guest Reviews

Capital Lifestyles Magazine Article



