BLUE SPRINGS
MISSOURI

Planning Commission Work Session

Monday, March 9, 2026 5:30 PM
Public Safety Building
903 W. Main St
Blue Springs, Missouri

Agenda

1. Call Meeting to Order
2. Short Term Rentals
3. Adjournment

This agenda was posted at City Hall and on the City's website on March 5, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
MISSOURI

Purpose of Work Session

The purpose of this work session is to continue the Planning Commission's discussion regarding the regulation of short-term rentals (STRs) within the City of Blue Springs and to review stakeholder feedback received on the draft ordinance.

Short-term rentals are commonly facilitated through platforms such as Airbnb and VRBO and have grown in popularity in the metro and on a national level. Many communities have adopted regulatory frameworks to balance property rights, economic opportunity, neighborhood compatibility, quality of life, housing supply and enforceability.

The Commission is being asked to review policy considerations and provide direction to staff regarding potential revisions prior to formal ordinance consideration.

Regional Context

Short-term rental regulations vary widely across the Kansas City metropolitan area. According to analysis by the Mid-America Regional Council (MARC), communities have adopted different approaches depending on local housing conditions, neighborhood concerns, and administrative capacity. Common regulatory elements across jurisdictions include:

- registration or licensing requirements
- designation of a local responsible contact
- occupancy limits tied to building codes
- parking requirements
- nuisance and enforcement provisions
- taxation and compliance requirements

MARC notes that communities often seek a balanced approach that allows STR activity while

ensuring neighborhood compatibility and enforceability.

MARC has compiled a list of all the communities in the metro who have adopted short term rentals and created a reference list that can be found at the link below: https://www.marc.org/news/economy-housing/regional-insights-short-term-rental-regulations

Model Ordinance Submitted by Kansas City Regional Association of REALTORS®

The Kansas City Regional Association of REALTORS® (KCRAR) submitted a model Short-Term Rental Ordinance for consideration by municipalities in the region. We have received numerous emails of realtors in the reason associated with the association with reference to the model ordinance and specifically point out concerns over the proposed parking requirements, responsible agent, and grandfathering.

The model ordinance is has several key principles, which includes:

Property Rights Framework

The ordinance emphasizes protecting lawful residential property use and avoiding regulations that function as a de facto prohibition on STR operations.

Residential Use Classification

The model ordinance classifies STRs as a residential use rather than a commercial use, arguing that the activity is functionally similar to traditional residential occupancy.

Regulatory Structure

The model ordinance recommends regulation primarily through:

- registration or licensing
- safety self-certification
- complaint-based inspections
- compliance with existing building and fire codes
- tax compliance requirements

Responsible Agent

The ordinance requires a responsible agent available 24/7, but does not require the agent to reside within the jurisdiction.

Parking and Occupancy

The model suggests that STRs should not be subject to requirements more restrictive than long-term rentals, including parking and occupancy standards.

Stakeholder Comments Submitted

The City received written comments from multiple realtors regarding several provisions of the draft ordinance. The comments focus on three policy areas:

1. Parking Requirement

Concern

The current draft ordinance proposes a requirement of: One off-street parking space per bedroom (up to four spaces). The concern expressed is that this requirement could exclude participation by properties located in older neighborhoods where driveway or lot configurations limit the ability to provide additional off-street parking.

Alternative Suggested

The commenters suggest a performance-based parking standard, focusing on preventing:

• obstruction of sidewalks
• blockage of driveways
• obstruction of the public right-of-way

rather than requiring a fixed number of off-street spaces.

Policy Considerations

Key questions for the Commission:

• Should parking requirements be tied to bedroom count or occupancy limits?
• Should on-street parking be permitted where legal?
• Should STRs be required to meet stricter parking standards than traditional residential uses?

2. Local Responsible Agent

Concern

The draft ordinance currently includes provisions requiring:

• designation of a local responsible agent
• a defined on-site response time
• residency within a 60 minute radius

The commenters raise two primary concerns:
1. A rigid on-site response requirement may be difficult to achieve in practice.
2. Limiting agents may exclude professional property managers operating within the broader Kansas City metropolitan area.

Alternative Suggested

The commenter recommends standards based on:

• availability and responsiveness rather than residency
• the ability to respond when necessary
• a response window of no less than 24 hours

Policy Considerations

Questions for the Commission include:

• Should the responsible agent be required to reside within the county or metro area?
• What response time is reasonable for complaint resolution?
• Should the requirement focus on communication rather than physical presence?

3. Grandfathering (Legal Nonconforming Status)

Concern

The commenters notes that the draft ordinance does not clearly address existing STR operations that may already be operating lawfully. Without a transition provision, previously operating STRs could immediately become non-compliant when the ordinance takes effect.

Alternative Suggested

The commenter recommends a legal nonconforming or grandfathering provision, which could include:

- recognition of existing STR operations
- mandatory registration with the City
- continued compliance with safety and nuisance regulations
- a transition period of 6–12 months to comply with new requirements

Policy Considerations

Questions for the Commission include:

- Should existing STRs be allowed to continue as legal nonconforming uses?
- Should there be a registration deadline for existing operators?
- Should compliance requirements phase in over time?

Additional Policy Issues for Commission Consideration

In addition to the stakeholder comments received, staff recommends the Planning Commission consider several broader regulatory questions as part of the ordinance discussion:

1. Zoning Treatment

Should STRs be:

- permitted by right in residential districts
- permitted only in certain zoning districts
- subject to a special use permit or registration process

2. Enforcement Mechanisms

Effective STR regulations typically rely on:

- complaint-based enforcement
- escalating penalties for repeat violations
- license revocation for persistent nuisance issues

3. Administrative Capacity

The ordinance should consider the City's ability to administer and enforce the program, including:

- licensing/registration procedures
- complaint tracking
- coordination with Code Enforcement and Police