

Reporting Process: Complaints and Nuisances found in the Bridlespur Neighborhood of Kansas City Missouri.



The Goal of this process is to help the Reporter find the resources needed to address a Complaint or Nuisance based on a few common categories.

The Bridlespur neighborhood is organized and zoned as Residential (R) neighborhood made up of single-family homes. Members of the Neighborhood and Visitors are to adhere to State, County, City and Neighborhood Association Covenants, Codes, and or Laws. The Homes Association goals include maintaining or increasing property values, providing a comfortable living environment and compliance with documented codes and norms.

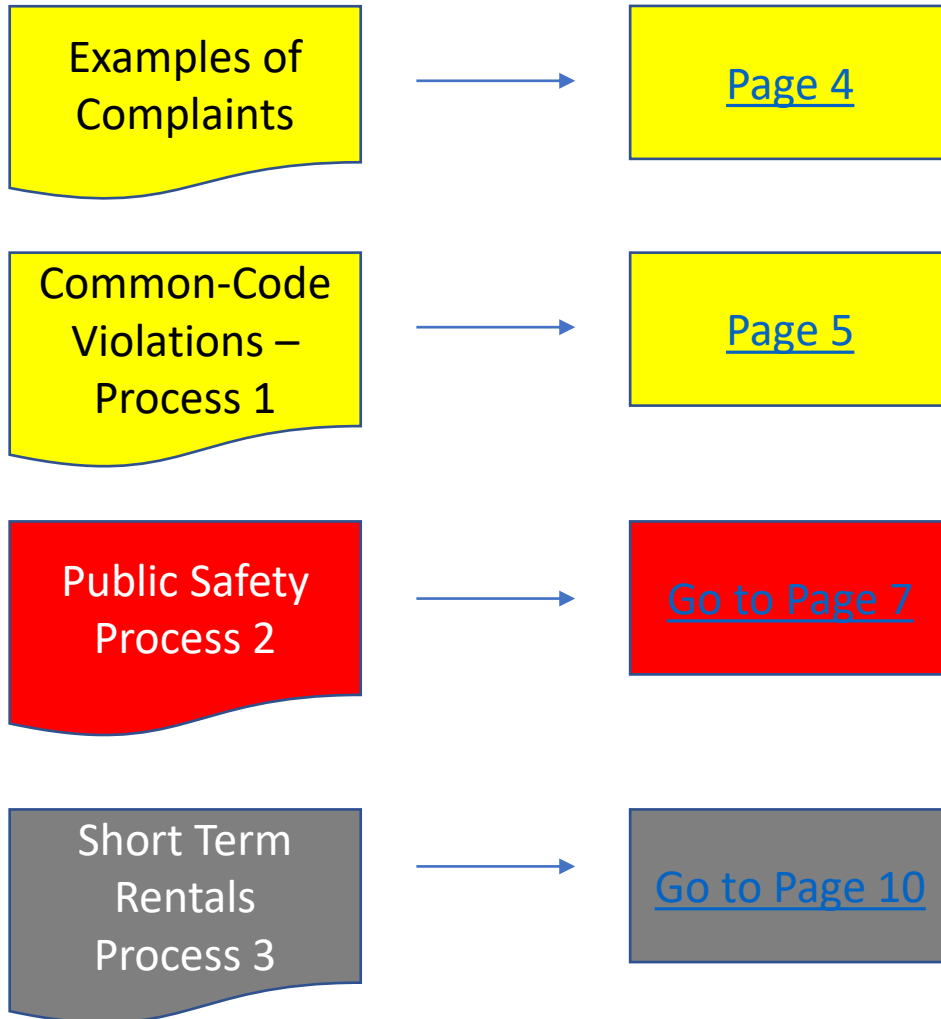
HOA Address: PO Box 482024, KCMO 64145
HOA Phone Number: 816-533-6258
Website: <https://bridlespurhomeowners.org/>
Email: bridlespurhomes@gmail.com

Process to report Complaints and Nuisances found in the Bridlespur Neighborhood of Kansas City Missouri.

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Complaint Categories and Notes



Remember – Not every Complaint is an Emergency.

Remember – Complaints can be submitted anonymously and still carry the same weight according to the City Code Enforcement office

Note – Talking to your neighbor respectfully about a complaint is the best way to get action and probably the best place to start.

Note – Empathy: Perhaps talking to your neighbor with empathy about a complaint is another way to get action and probably the best place to start. See the other side before judging a situation

Note – Resource/ Help pages for City Services follow in the pages *after* the flowcharts for submitting concerns.

Disclaimer – The resources indicated are meant to be a direct linkage or copy of the City of Kansas City Missouri Ordinances, Codes and Guidelines. This content does not imply, suggest or condone acts outside of Legal or Social Norms as well as City, State or National laws. Follow all National, State and Local Governance prior to including this information in any decision or action.

Examples of Complaints and Nuisances

See the links below for *specific* topics

OR

Follow this link to the *complete* Kansas City ----> [Code of Ordinances](#)

NUISANCES CODE- Chapter 48 violations 10 Day Notices (Referenced Section Number)

[Noxious Odors \(Sections 48-21 and 48-23\)](#)
[Wastewater \(48-24\) or Sewage Concerns \(48-26\)](#)
[Litter, trash, refuse or rubbish \(48-25\)](#)
[Wrecked, damaged, demolished, disabled, or currently unlicensed vehicles. \(48-47\)](#)
[Off-street Parking \[48-28\]](#)
[Hazardous Trees \(Sections 48-29\)](#)
[Grass \(>10" in height\), rank weeds, and noxious plants \(48-30\)](#)
[Open/vacant building \(48-31\)](#)
[Open storage \(48-32\)](#)
[Recreational Vehicles, i.e., RV, Boat, PWC, etc.](#)
[Non-compliant Parking \(48-35\]](#)
[Wrecked or inoperative vehicle \(48-36\)](#)
[Vehicle Used for Storage \(48-37\) or Used as Dwelling \(48-39\)](#)

[Vehicle Used for Storage \(48-37\) or Used as Dwelling \(48-39\)](#)
[Off-trailer Storage \(48-38\)](#)
[Connected to Utilities \(48-40\)](#)
[4 or More Units Stored \(48-41\)](#)
[Restricted Fences \(barbed wire or electric\) \(48-43\)](#)
[Junk Storage \(vehicles, scrap, wood, paper, etc.\) \(48-49\)](#)
[Chronic Nuisance, i.e., drugs/weapons/alcohol, and disorderly conduct, etc. \(48-51\)](#)
[Excessive Animal Noise \(14-30\)](#)
[Noise Control \(Chapter 46\)](#)
[Nuisance Business \(50-174, Paragraph 2\)](#)
[Nuisance Party \(50-174, Paragraph 2\)](#)
[Signs in Residential Districts](#)
[Pests & Rodents](#)

PROPERTY MAINTENANCE CODE - Chapter 56 violations 30 Day Notices (Referenced Section Number)

[Stairs, porches, and handrails \(56-93\)](#)
[Grading and Drainage \(56-111\)](#)
[Sidewalks, driveways, and parking spaces \(56-112\)](#)
[Accessory Structures \(sheds\) \(56-113\)](#)
[Fences/Retaining Walls \(56-114\)](#)

[Foundation, exterior walls, roof, and chimney structurally sound \(56-131\)](#)
[Exterior walls, including screened off portions \(56-132\)](#)
[Roofs, eaves, and soffits structurally sound and tight \(56-133\)](#)
[Exterior Openings \(56-134\) and/or Windows/screens \(56-135\)](#)

Public Safety – Police, Fire & EMS

[Speeding](#)
[Trespassing](#)
[Theft – Make a Police Report](#)
[Stalking](#)
[Fire](#)

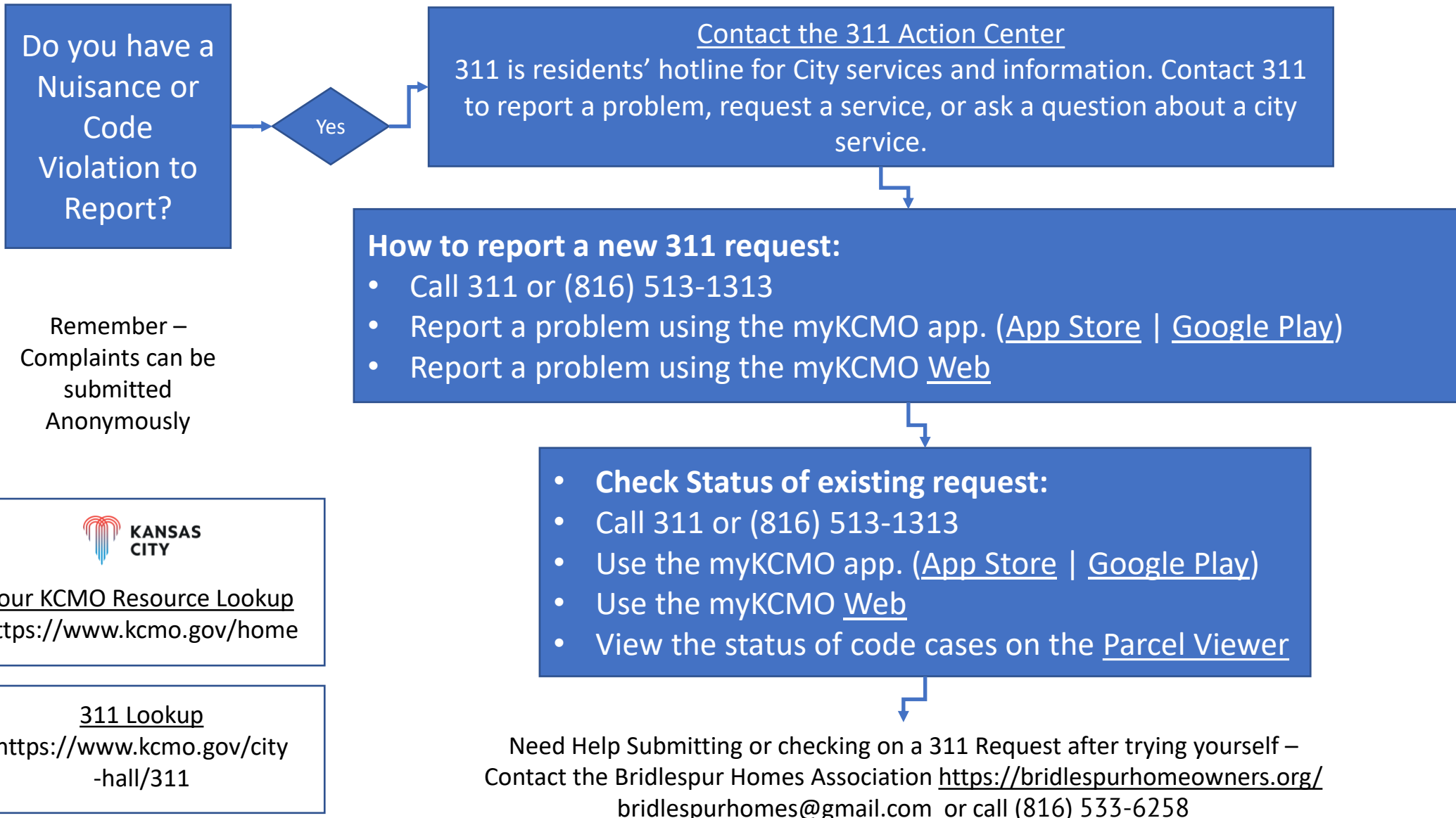
Short Term Rental (STR) aka Air BnB

[Short Term Room Rentals](#)
[Air BnB](#)

Remember – Not every Complaint is an Emergency.

Note – Talking to your neighbor respectfully about a complaint is the best way to get action and probably the best place to start.

Process 1 - Common Code Violations – Chapter 48 and 56 Violations Flowchart



Process 1 Cont. - Common Code Violations – Chapter 48 and 56 Violation and Nuisance Resources

Based on the City Code Inspector's direction, Nuisances and Code Violations are to be documented using the City's 311 system and they can be submitted anonymously with the same effect as leaving your contact information. Please remember your case number for follow up. The process is described below can also be seen on the City's web site <https://www.kcmo.gov/home>

- 1.) The citizen needs to contact the 311 office which opens a case with his office.
- 2.) Once the case is received, he has 5-7 days to work the case.
- 3.) The first responsibility is to investigate the complaint.
If there is a violation, the next step is to contact the violator.
- 4.) Follow up inspections are conducted to verify code violations are resolved and if not the process of enforcement continues with city resources to enforce the code compliance.

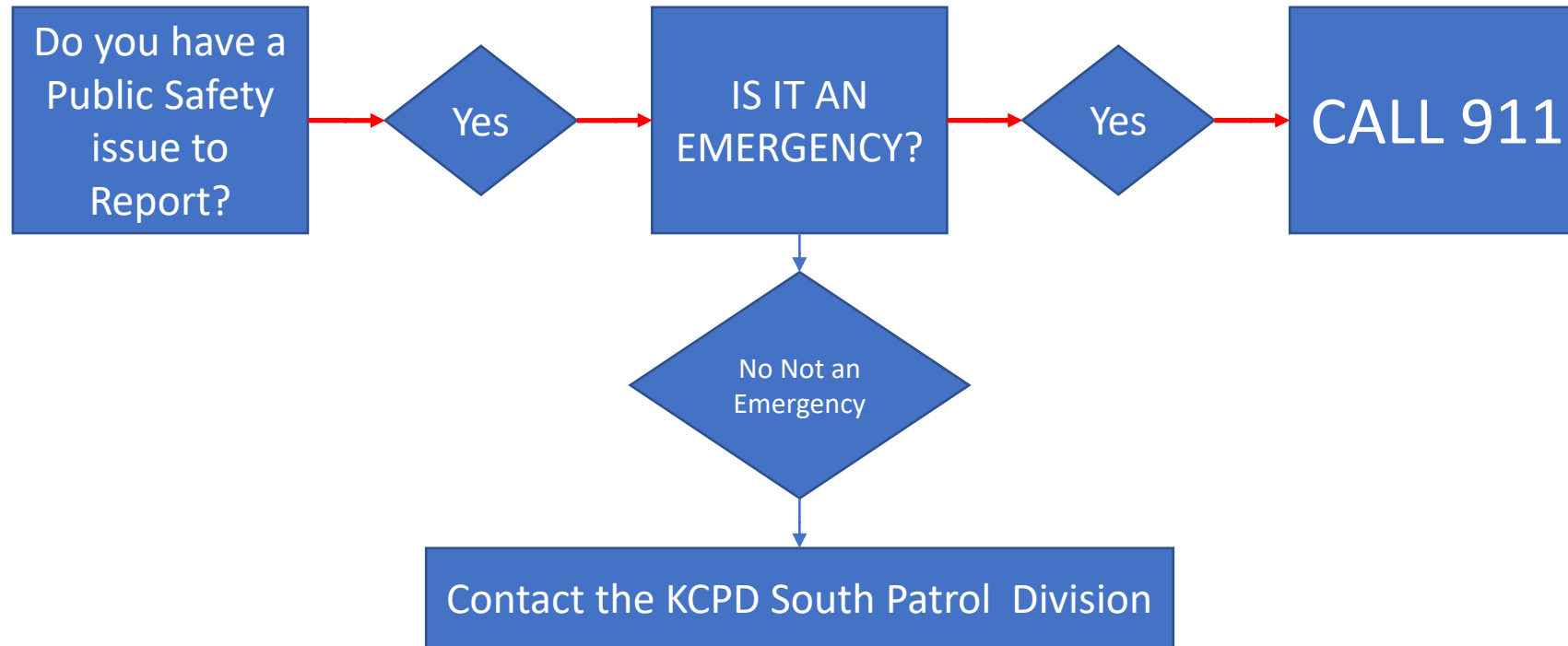
The complete City Code of Ordinances can be found at the City Code Repository:
https://library.municode.com/mo/kansas_city/codes/code_of_ordinances

Look up code violations for any property or to follow up on your request look on the CompassKC web site:
https://compasskc.kcmo.org/EnerGov_Prod/SelfService#/search

Instructional video on how to use the myKCMO app can be found by clicking here



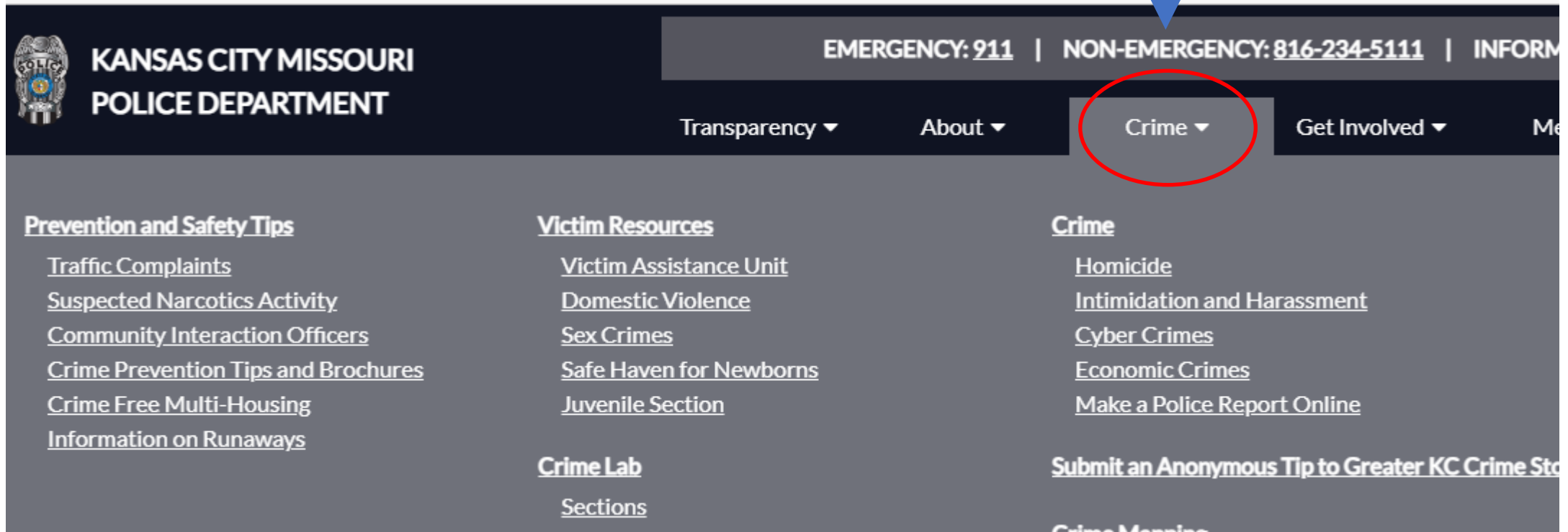
Process 2 - Public Safety Flowchart



- The Police Station for the South Patrol - Address: [9701 Marion Park Drive Kansas City, Missouri 64137](#)
- Phone: [816-234-5550](tel:816-234-5550)
- Web Address for reporting incidents under the non-emergency – Click or follow the link and click on the “Crime” selection at the top of the page: <https://www.kcpd.org/contact-us/patrol-division-stations/south-patrol-division-station/>

Process 2 Cont. - Public Safety Resources – Page 1

- The Bridlespur neighborhood is part of the Kansas City Missouri Police Department in the South Patrol Division
- The Police Station for the South Patrol - Address: [9701 Marion Park Drive Kansas City, Missouri 64137](#)
- Phone: [816-234-5550](#)
- Web Address for reporting incidents under the non-emergency – Click or follow the link and click on the “Crime” selection at the top of the page: <https://www.kcpd.org/contact-us/patrol-division-stations/south-patrol-division-station/>



**KANSAS CITY MISSOURI
POLICE DEPARTMENT**

EMERGENCY: [911](#) | NON-EMERGENCY: [816-234-5111](#) | INFORM

Transparency ▾ About ▾ **Crime ▾** Get Involved ▾ Me

Prevention and Safety Tips

- [Traffic Complaints](#)
- [Suspected Narcotics Activity](#)
- [Community Interaction Officers](#)
- [Crime Prevention Tips and Brochures](#)
- [Crime Free Multi-Housing](#)
- [Information on Runaways](#)

Victim Resources

- [Victim Assistance Unit](#)
- [Domestic Violence](#)
- [Sex Crimes](#)
- [Safe Haven for Newborns](#)
- [Juvenile Section](#)

Crime Lab

- [Sections](#)

Crime

- [Homicide](#)
- [Intimidation and Harassment](#)
- [Cyber Crimes](#)
- [Economic Crimes](#)
- [Make a Police Report Online](#)
- [Submit an Anonymous Tip to Greater KC Crime Stop](#)
- [Crime Mapping](#)

Process 2 Cont. - Public Safety Resources – Page 2

Traffic Complaints can be submitted online by clicking the link [Traffic Complaints \(kcpd.org\)](https://www.kcpd.org/traffic-complaints) and filling out the form or by phone at 816-234-5550. The online traffic complaint form is designed to allow residents of Kansas City, Mo., to report directly to the KCPD traffic problems that are occurring either in their neighborhood or in a particular part of the city. Examples of such complaints are speeding vehicles, vehicles running stop signs, making illegal turns, failing to yield at crosswalks and other hazardous violations.



Prevention and Safety Tips

[Traffic Complaints](#)

[Suspected Narcotics Activity](#)

[Community Interaction Officers](#)

[Crime Prevention Tips and Brochures](#)

[Crime Free Multi-Housing](#)

[Information on Runaways](#)

TRAFFIC COMPLAINTS

If you need immediate police attention for an emergency situation, do not use this form. This form is designed to allow residents of Kansas City, Mo., to report directly to the KCPD traffic problems that are occurring either in their neighborhood or in a particular part of the city. Examples of such complaints are speeding vehicles, vehicles running stop signs, making illegal turns, failing to yield at crosswalks and other hazardous violations. For issues such as malfunctioning traffic lights, missing street signs, potholes, etc., please call 311 at 816-234-5550. This complaint form should not be used to file a complaint about hazardous conditions. For those issues, please contact the patrol division station responsible for the area. You may also contact the KCPD. For those issues, please contact the patrol division station responsible for the area. You may also contact the KCPD. For those issues, please contact the patrol division station responsible for the area. You may also contact the KCPD. Anonymous complaints will be received, but no action will be taken. Your information will be kept confidential.

Additional Contact Resources

South Patrol Community Interaction Police Officer is

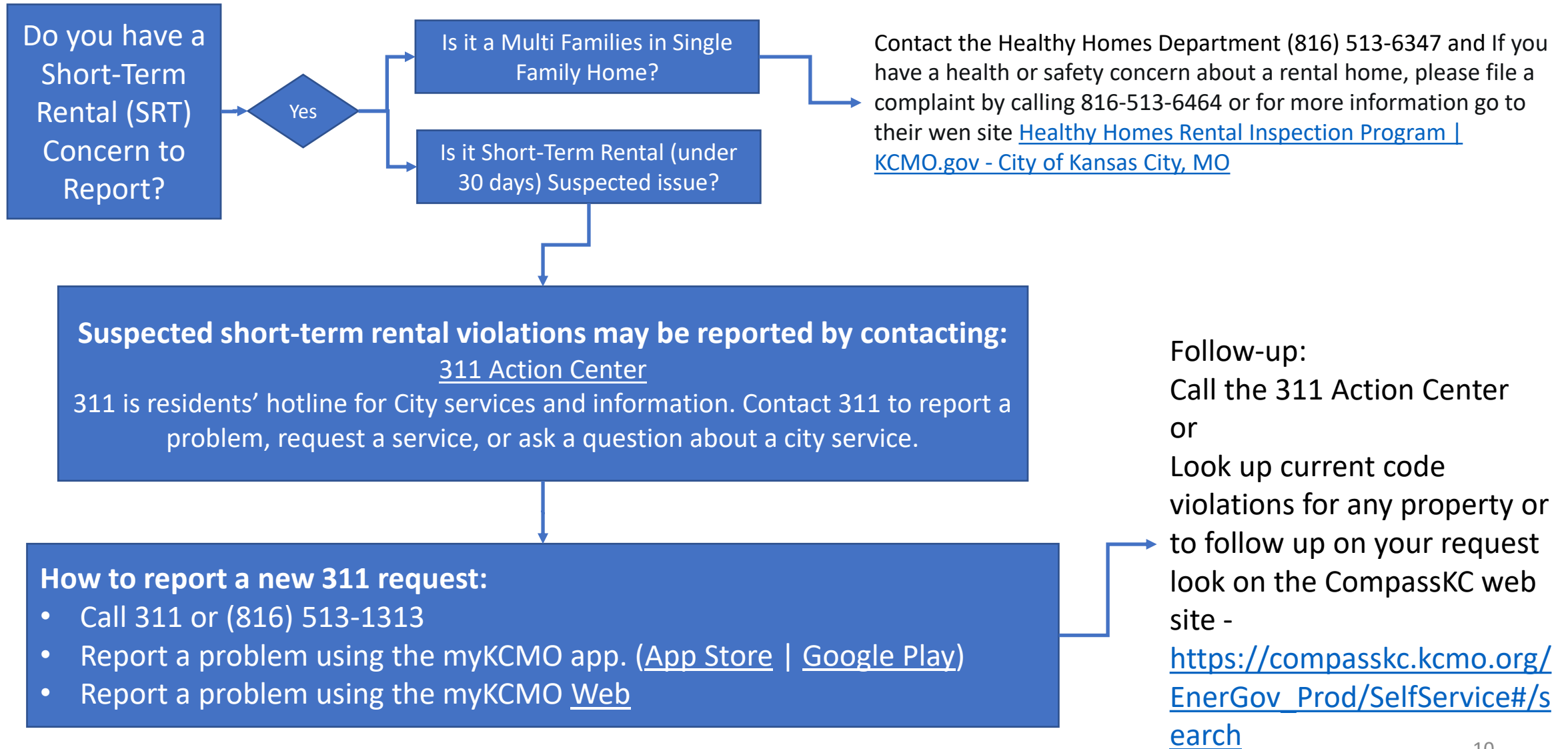
Officer Mary McCall

Phone: 816-672-2828

Email: Mary.McCall@kcpd.org

For all Commanders click here [South Patrol Division Station \(kcpd.org\)](https://www.kcpd.org/south-patrol-division-station)

Process 3 - Short Term Rental (STR) aka Air BnB Flowchart



Process 3 Cont. - Short Term Rental (STR) aka Air BnB Resources

Concerns and complaints regarding Short Term Rentals (Houses renting rooms, whole houses or otherwise known as Air B&B's) should be directed to the 311 Action Center. Suspected violations may be reported by calling (816) 513-1313 or visiting the myKCMO app.

The new city ordinance for STR (Short Term Rental) registration and oversight is set to take effect June 15th, 2023. After June 15th there will be a new on-line system for registering and following up with Short Term Rental applications and concerns.

Short Term Rental FAQ - [Short-Term Rental \(STR\) | KCMO.gov - City of Kansas City, MO](#)

STR (Short Term Rental) registration and oversight will be available on the Compass KC – Online Planning and Permitting Services site - [Compass KC - Online Plan and Permitting Services | KCMO.gov - City of Kansas City, MO](#)

The current short term rental fact sheet is online at <https://www.kcmo.gov/Home/Components/News/News/2033/1746>.

The new STR (Short Term Rental) City Codes are detailed on the Kansas City Missouri Municipal Code of Ordinances site [ARTICLE VIII. - SHORT-TERM RENTAL REGISTRATION | Code of Ordinances | Kansas City, MO | Municode Library](#)

According to the new ordinance it is unlawful for short term rentals to occur in Kansas City Missouri unless they are registered with the city. In addition to this, the owner or party listing the short-term rental must live in the house as their place of residence if it is a property zoned for residential use.

Final Step – Submit Complaint Number to HOA

Once your complaint has been submitted, please send the Bridlespur HOA the case information by email or phone, using the contact information below. The case information would be the Case number that the 311 or serving City Department has opened. The Bridlespur HOA can database the issue for future reference.

Records of complaints are valuable in the event of repeat offenders and in some cases the HOA can help the homeowner navigate the process if they can't do this on their own.

If you are interested in helping with the Bridlespur HOA please use the contact information below.

HOA Address: PO Box 482024, KCMO 64145

HOA Phone Number: 816-533-6258

Website: <https://bridlespurhomeowners.org/>

Email: bridlespurhomes@gmail.com

