

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Resolution No. 2019-002 -Special Use Permit (1st Request)

MEETING DATE:

February 4, 2019

ORIGINATING DEPARTMENT:

Planning, Development and Neighborhood Services

REVIEWED BY:

Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-
Leslie Haase, City Attorney- Peter Edwards, City Manager- Sam Anselm.

SUMMARY REQUEST:

Case 004-19: 1920 S. Annie Baxter Avenue – A request for a Special Use Permit (1st request) to
operate a Bed and Breakfast – Thomas Moore

BACKGROUND:

There is currently a home on this property that the owner intends to use as a Air Bed and Breakfast.
Parking for the Bed and Breakfast would be located behind the house from the alleyway. All
regulations in the Joplin Zoning Code have been met pertaining to Bed and Breakfasts.

PLANNING & ZONING COMMISSION TESTIMONY:

Thomas Moore, 1810 Annie Baxter Avenue, Joplin, MO. We are the owners of 1920 Annie
Baxter Ave. and have owned it since 2001. They have been using it as a rental property. The
property is currently vacant and would like to make it a short-term rental and rent it through a
website for short periods of time. It is a two-bedroom, one bath house. It does have a garage in
the back that would be usable by the tenant. Also, a parking spot off the alley and in front of the
house.

Mrs. Koelkebeck stated that for clarification that would only be one tenant at a time not multiple
renters? Mr. Moore stated that was correct.

Mr. Cortez asked if the garage will be used by the tenant and is there an automatic garage door
opener? Mr. Moore stated there was a garage opener and yes, they would be able to use the garage
and have the garage door opener.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Thomas Moore for the operation of a Bed and
Breakfast at 1920 S. Annie Baxter Avenue.
2. This permit shall be eligible for two (2) years, renewable in March 2021.
3. Off-street parking shall be provided for all vehicles utilizing the Bed and Breakfast.
4. The compliance with all regulations found in Section 29A—Appendix A (Land Use Table),
sub-section D (Bed and Breakfast) of the Joplin City Code of Ordinances.

5. The compliance with all provisions of the Fire/Safety codes.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of Joplin.

PUBLIC COMMENT:

Terry Campbell, 1604 Central, Joplin, MO. He stated that he likes Mr. Moore's idea and has considered doing the same thing. Short term rentals for some of the buyers that are coming into town for the bigger developments could benefit. He stated that he was all for it.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 004-19.

ATTACHMENTS

Resolution No. 2019-002, Staff Planning Report, P&Z Commission Minutes