

RS 2021-010

Case 017-21: 2308 S. Patterson Ave. - A request for a Special Use Permit for the operation of a short-term rental – Duncan Park, Park Lodgings, LLC.

Duncan Park, 2612 S Jackson Ave., Joplin, MO. 2308 Patterson is a purchase and has been a rental for over 20 years. We are hoping to make it a short-term rental for families in transition due to just moving to Joplin or something destructive has happened to their home and waiting for it to be rebuilt or reconditioned. It is a three bedroom, 1 ½ bath.

Ms. Phillips stated that she has seen in the code that Tourist Homes are prohibited. Is this another grey area?

Mr. Stanton stated that it was more in the bed and breakfast use.

Ms. Phillips mentioned in the code page 162, D-3, it states 2 off street parking spaces and 1 for additional rooms in the structure. He has listed 3 parking spaces. Why?

Mr. Stanton stated our minimum requirement would be two, but there is a long driveway and 3 vehicles could fit on it.

Ms. Phillips stated that is not what the letter stated. It stated two vehicles in the driveway and two at the curb of the property. Why say three when you only need two.

Mr. Stanton mentioned that he thought that Mr. Park just wanted us to know that there is a capacity for that many vehicles.

Ms. Phillips stated that she didn't care how many were on the street. She didn't want any on the street.

Mr. Ramsour wanted to know if he was missing the staff recommendation?

Mr. Stanton stated he was not. It is a special use permit and staff does not make recommendations on these.

Mr. Kimble has a question. Mr. Park has mentioned transitional. I also see Air B&B, are you also aiming to use that for much shorter or month-long stays?

Mr. Park stated that he was not for sure what the Special Use would open up exactly. Right now, there are a number of rentals in Joplin listed in Air B&B. It is his observation that they will be blocked out completely for a month or more for just the purpose that we are hoping to offer.

Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. EASTMAN THAT CASE 017-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR

**APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. BRUCKNER-SEARS,
MS. STEELE, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS
VOTING "AYE". (7 IN FAVOR)**