

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Resolution No. 2021-010- Special Use Permit, 1st Request

MEETING DATE:

May 3, 2021

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 - Nicholas Edwards.

SUMMARY REQUEST:

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

BACKGROUND:

The applicant is requesting a Special Use Permit for the first time with this application for the operation of short-term rental, colloquially referred to as an Airbnb. The facility provides approximately 3 off-street parking spaces and employs 0 assistants or employees other than the homeowner.

PLANNING & ZONING COMMISSION TESTIMONY:

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.

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

1. This Special Use Permit is issued to Duncan Park, Park Lodgings, LLC for the operation of a short-term rental at 2308 S. Patterson Ave.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in May 2023.
3. Off street parking for at least three (3) vehicles shall be provided.
4. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approval for Case 017-21 (7 Favor, 0 Nays)

ATTACHMENTS

RS 2021-010, P&Z Commission Minutes