

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Resolution No. 2021-025 – Special Use Permit (1st Request)

MEETING DATE:

December 6, 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 059-21: 1007 N. Byers Ave. - A request for a Special Use Permit (1st Request) for the operation of a short-term rental – Leslie and Brad Baird

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 up to 2 off-street parking spaces and employs 0 assistants or employees other than the homeowner. The property will be offered for stays all days of the week.

This short-term rental has been in operation prior to the application for this special use permit. Conditions set forth below will secure the compatibility of the use within the neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:

Leslie and Brad Baird, 1460 Kenser, Joplin, MO. We are the owners of 1007 N. Byers Ave. Ms. Baird stated the Air B&B is a unique way for travelers to stay, whether they are here for business, medical reasons or just visiting family. Some people don't like staying in hotels/motels unless absolutely necessary. We know our home is in a neighborhood and we take that very seriously. Our guests that want to stay with us are checked on beforehand since Air B&B has a rating system and we can choose who to accept to stay.

My husband and I have spoken to the surrounding neighbors and to our knowledge they do not have a problem. There is no street parking available, only driveway parking.

Ms. Bruckner-Sears wanted to know if there was a rental agreement?

Ms. Baird stated nothing personally, it is all done through the Air B&B. All guests are aware that we have a Ring doorbell security system and a camera in the garage.

Ms. Steele asked if they were an Airbnb or a VRBO?

Ms. Baird stated they prefer Airbnb.

PUBLIC COMMENT:

Rhonda Thompson, 407 Islington, Joplin, MO. Ms. Thompson stated that their back yards connect. We have never heard any noise and don't see more than 2 vehicles. The owners did contact us and stated they had to get a city permit for the Airbnb.

Frank Thompson, 407 Islington, Joplin, MO stated that the Bairds do not know this, but we have cameras in our back yard also. They have put a lot of work and money into the house. My wife and I are in favor of this Airbnb.

Speaking against this case:

David Suckow, 1006 N. Byers, Joplin, MO. We live across the street from this property. We are worried about our safety and the safety of our property. He has been aggressively approached by one of the owners and accused of turning them into the city, which we didn't. We didn't know what was going on at the Airbnb, except for a lot of traffic. Since then, we have seen an increase of vehicle traffic and foot traffic. After 17 years of living there I had to install cameras because we don't feel comfortable.

FUNDING SOURCE:

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

RECOMMENDATIONS:

Planning & Zoning Commission recommends Approval (6 Favor, 1 Absent)

ATTACHMENTS

RS 2021-025, Staff Planning Report, P&Z Commission Minutes.