

RS 2021-026

Case 060-21: 611 N. Wall Ave. - A request for a Special Use Permit (1<sup>st</sup> Request) for the operation of a short-term rental – Jessica Broaddus

Jessica Broaddus, 643 W. Jaccard Place, Joplin, MO. I am the property owner of 611 N. Wall, my parents owned it before we did. It has been an Air B&B for over five (5) years. After three (3) months of operation I have a rating from Airbnb of 4.9 stars. We have not had any major issues. We want people to feel at home and we try to make that happen. Airbnb has a rating system on both the host and the client, also a comment and review section. So, if someone wants to rent our B&B we can look and see if they have stayed somewhere before and decide if we want to rent to them or not.

Mr. Eastman mentioned that there is a size restriction.

Ms. Broaddus stated that the home has two bedrooms downstairs and two bedrooms upstairs with separate entrances. This will accommodate four people upstairs and four downstairs. That also includes children.

Ms. Steele mentioned that the possibility is that you will have four vehicles not two.

Ms. Broaddus stated that might be possible but usually one party will have one car. There is on-street parking, which we have had no issues with that.

Ms. Phillips has a question, our notes say that 2 cars could park off- street, and the driveway. Can two cars get in the driveway?

Ms. Broaddus said they cannot, but in the back of the property there is two parking spaces.

Ms. Phillips reconfirmed that this was a duplex and zone R-1.

Mr. Stanton stated it would be considered a legal non-conforming use. At the time it was built it was likely permitted. Since then, codes have change, and it can remain a duplex unless it burns down or is destroyed by other means.

Ms. Bruckner-Sears asked if there was anyone here that would like to speak in favor of this proposal.

Kim Owen, 635 N Moffet, Joplin, MO. Basically, want to reiterate what Jessica said. For the past few years my husband and I have owned the property. I have experienced people from all over the world coming to Joplin. It has been great for economic growth in Joplin that we have had these homes open to the public. People feel like they are staying in a home. Many repeat guests come because they feel it is home away from home. I am here for support of my daughter.

Brad Baird, 1460 Kenser, Joplin, MO. I don't know this lady, never met her before. I think it is a great idea. I have spoken a few weeks ago and he stated they are thinking about simplifying this process. There is about 80 Air B&Bs and there will be a lot more. I think it is a good idea.

Leslie Baird wanted to mention that people from all over the US.

Ms. Bruckner-Sears asked if there was anyone else that would like to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone else that would like to speak in opposition of this request? There was not.

**MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 060-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. PHILLIPS, AND MS. WARREN “AYE” (6 IN FAVOR, 1 ABSENT)**