

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Resolution No. 2021-026 – 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 060-21: 611 N. Wall Ave. - A request for a Special Use Permit (1st Request) for the operation of a short-term rental – Jessica Broaddus.

BACKGROUND:

Short-term rentals are generally offered in residential areas as an alternative form of short-term stay compared to typical hotels and motels. Its location within a residential area is consistent with the majority of short-term rentals found across the country. The residential character of the structure and property will remain unaltered with this proposed use.

The facility provides up to 2 off-street parking spaces and employs 0 assistants or employees other than the homeowner. Approximately 2 vehicles would be able to park off-street in the driveway. Additional parking may be found off of the alley.

PLANNING & ZONING COMMISSION TESTIMONY:

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.

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. 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.

PUBLIC COMMENT:

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.

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 2021-026, Staff Planning Report, P&Z Commission Minutes.