Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Special Use Permit

CASE 004-19 A request for a Special Use Permit (1st Request) for the operation of a Bed and Breakfast

LOCATION 1920 S. Annie Baxter Avenue

APPLICANT Thomas Moore

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential	0.138 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Annie Baxter Avenue	Residential	60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

The Joplin Zoning Ordinance allows the operation of a Bed and Breakfast if a Special Use Permit is obtained. There is currently a home on this property that the owner intends to use as an Air Bed and Breakfast. Parking for the Bed and Breakfast would be located behind the house from the alleyway. All regulations in the Joplin Zoning Code have been met pertaining to Bed and Breakfasts; this can be found

CONDITIONS

1. This Special Use Permit is issued to Thomas Moore for the operation of a Bed and Breakfast at 1920 S. Annie Baxter Avenue.
2. This permit shall be eligible for two (2) years, renewable in March 2021.
3. Off-street parking shall be provided for all vehicles utilizing the Bed and Breakfast.
4. The compliance with all regulations found in Section 29A—Appendix A (Land Use Table), sub-section D (Bed and Breakfast) of the Joplin City Code of Ordinances.
5. The compliance with all provisions of the Fire/Safety codes.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 004-19.

RECEIVED 11-28-18

SPECIAL USE PERMIT APPLICATION

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 004-19
Filing Fee: ~~$450.00~~ $500.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 1-14-19

APPLICANT: THOMAS AND JAY MOORE PHONE: 417-437-7448

ADDRESS: 1810 ANNIE BAXTER EMAIL: 92RIDDGS@SBCGLOBAL.NET

OWNER: THOMAS AND JAY MOORE PHONE: 417-437-7448

ADDRESS: SAME EMAIL: SAME

LOCATION OF PROPERTY: 1920 ANNIE BAXTER

LEGAL DESCRIPTION: BARBEE PARK ADD. LOT 4

PRESENT ZONING CLASSIFICATION: RES. ACREAGE: 0.1377

PRESENT USE OF PROPERTY: RENTAL HOUSE, SINGLE FAMILY, 2 BEDROOM

PROPOSED LAND USE ACTIVITY: AIRBNB RENTAL, 2 BEDROOM

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	RES	
South	RES	
East	RES	
West	RES	

	Yes	No
Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.		
1. Is deemed necessary for the public convenience at that location.		X
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	X	

3. Is found to be generally compatible with the neighborhood in which it is proposed. X ____

4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. X ____

5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect. X ____

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. X ____

Should this special use be valid only for a specific time period? Yes ___ No X

If Yes, what length of time? _____

SIGNATURE: Thomas J. Moore DATE: 11/28/18

BY: _____ TITLE: OWNER

Attachments Required:

1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.

The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation. YEAR ROUND 24/7
2. Days of Operation. 365 DAYS / YEAR
3. Number of Off-street Parking Spaces. 2 (SINGLE CAR GARAGE, DRIVEWAY OFF ALLEY)
4. Signs (Generally signs are limited to one sign not larger that one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line.) NONE
5. Number of Assistants or employees. 3
6. Nature of the Business. SHORT TERM RENTAL
7. Location of the Business. 1920 ANNIE BAXTER

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.



0 62.5 125 250 375 500 Feet

Case 004-19: 1810 S. Annie Baxter Avenue -- A request for a Special Use Permit to operate a Bed and Breakfast -- Thomas Moore

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