City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: April 2, 2018

Item: RESOLUTION NO. 2018-008
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Resolution No. 2018-008
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 03/12/18

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "5 in Favor, 0 Nay, 2 Absent".

SUMMARY/REQUEST:
Case 006-18: 2519 S. Picher Avenue – A request for a Special Use Permit (1st request) to operate a Bed and Breakfast – Leonard Clevenger

STAFF SUMMARY:
The applicant is requesting a Special Use Permit to operate a Bed and Breakfast.

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

1. This Special Use Permit is issued to Leonard Clevenger to operate a Bed and Breakfast located at 2519 South Picher Avenue.

2. This permit shall be eligible for two (2) years, renewable in May 2020.

3. The compliance with all provisions of the Fire/Safety codes.

4. The operator of the facility located at 2519 S. Picher Avenue shall provide information from a certified laboratory indicating that the corrected lead levels for lead in the soil does not exceed 400 ppm (parts per million).

5. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.

6. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 006-18.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Leonard Clevenger stated that he purchased the two cottages for the Medical School and the students to rent. We have purchase both 2519 S Picher and 2523 S Picher which will be the Air B&B for people that are visiting their kids at the school, doctors or nurses. There will be no signs and there is plenty of off street parking. Investment was quite large that in the one cottage we furnished. If they stay more than a month they reduce the price because there is not tax.

Mr. Bolander stated that this Special Use Permit will be for two years on the first request.

Mr. Ramsour wanted to know that if both properties receive a special use permit for a Bed and Breakfast, but one is being rented for the entire school year?

Mr. Clevenger stated that was correct.

PUBLIC COMMENT: None.

Mr. Duncan Closed the Public Hearing.