Z&P Meeting: March 12, 2018
City Council Meeting: April 2, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 007-18 A request for a Special Use Permit (1st Request) for the operation of a Bed and Breakfast.

LOCATION 2523 S. Picher Avenue

APPLICANT Leonard Clevenger

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential	.098 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-2	R-1
Land Use	Single-Family Residential	Single-Family Residential	Two-Family Residential	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Picher Avenue	Secondary	60’
26th Street	Arterial	100’

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

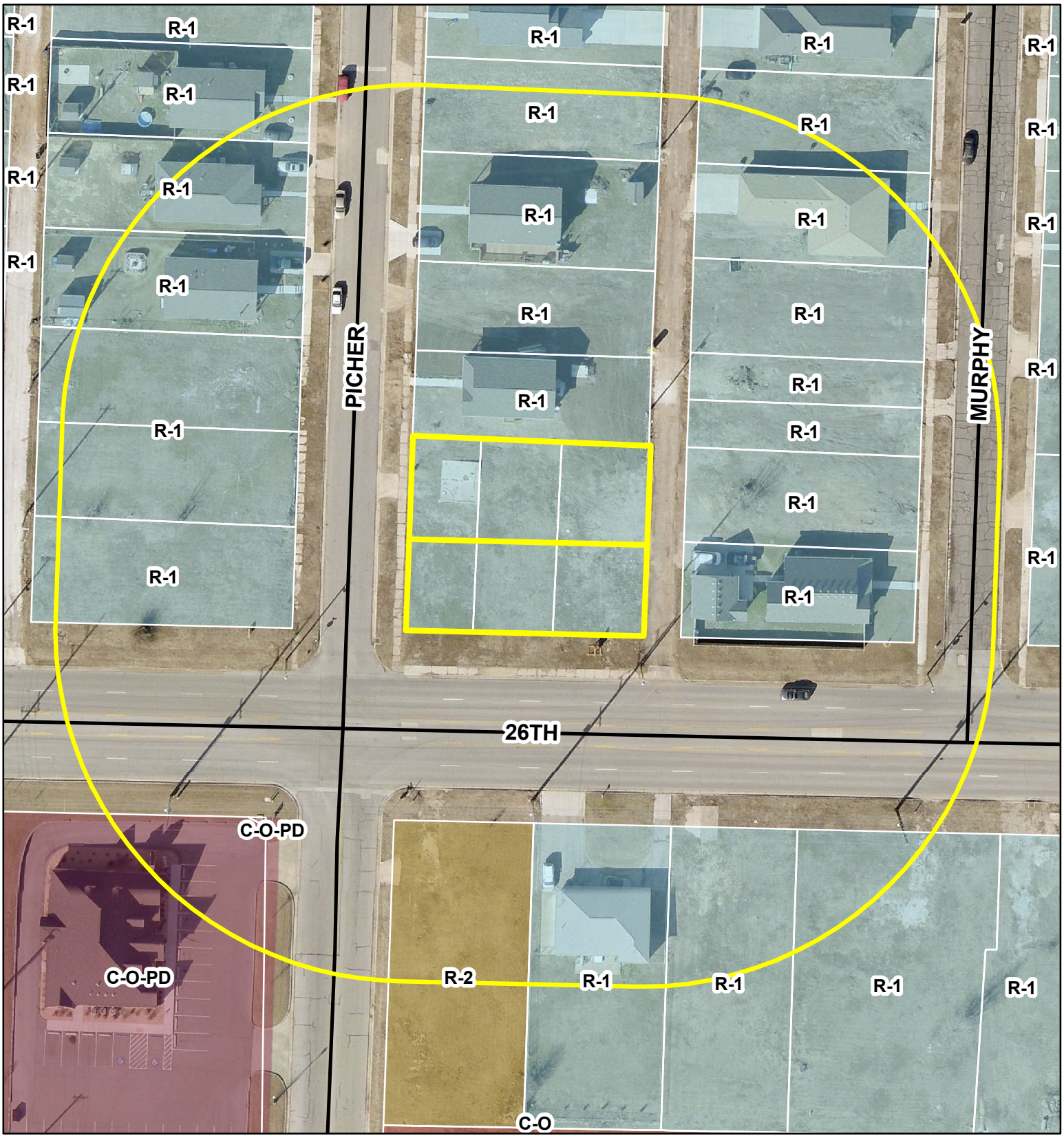
DISCUSSION

This property has an existing residential home that was newly built on the West end of the property. Mr. Clevenger is hoping to operate an Air Bed and Breakfast out of this home. The property is currently being used as a short-term rental. A Special Use Permit is required to operate as a Bed and Breakfast.

CONDITIONS

1. This Special Use Permit is issued to Leonard Clevenger for the operation of a Bed and Breakfast at 2523 S. 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 2523 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 007-18.



Case 007-18: 2523 S. Picher Avenue – A request for a Special Use Permit (1st request) to operate a Bed and Breakfast – Leonard Clevenger