Z&P Meeting: April 12, 2021
City Council Meeting: May 3, 2021

# STAFF PLANNING REPORT
## Special Use Permit

**CASE 017-21** A request for a Special Use Permit for the operation of a short-term rental.

**LOCATION** 2308 S. Patterson

**APPLICANT** Duncan Park, Park Lodgings, LLC

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**EXISTING CONDITIONS**

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Single-family Home | Approximately 0.2 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 |
|---|---|---|
| S. Patterson Ave. | Local | 50' |

**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 applicant is requesting a Special Use Permit for the first time with this application for the operation of short-term rental, colloquially referred to as an Airbnb. The facility provides approximately 3 off-street parking spaces and employs 0 assistants or employees other than the homeowner.

### CONDITIONS

1. This Special Use Permit is issued to Duncan Park, Park Lodgings, LLC for the operation of a short-term rental at 2308 S. Patterson Ave.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in May 2023.
3. Off street parking for at least three (3) vehicles shall be provided.
4. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

RECEIVED
2-9-21

# 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.: 017-21
Filing Fee: $500.00
Date Advertised: 3-28-21
Date Notices Sent 4-5-21
Public Hearing Date: 4-12-21

APPLICANT: Duncan Park - Park Lodgings LLC PHONE: 417.592.9222

ADDRESS: Property: 2308 Patterson, Joplin EMAIL:

OWNER: Duncan & Debra Park PHONE: 417.592.9222

ADDRESS: 2612 S. Jackson Avenue EMAIL: thestateparks@aol.com

LOCATION OF PROPERTY: 2308 S. Patterson Ave

LEGAL DESCRIPTION: Lot #33 in Fairlane Addition Plat #1, Joplin, MO, Jasper County (Beacon Parcel ID 19601320010019000)

PRESENT ZONING CLASSIFICATION: Residential ACREAGE: .2076

PRESENT USE OF PROPERTY: Rental

PROPOSED LAND USE ACTIVITY: Rental / Airbnb

ADJACENT ZONING AND LAND USE:

| | Land Use | Zoning |
|---|---|---|
| North | Residential | R-1 |
| South | " | R-1 |
| East | " | R-1 |
| West | " | R-1 |

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

| | YES | NO |
|---|---|---|
| 1. Is deemed necessary for the public convenience at that location. | N/A | |

2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected. n/a ____

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. N/A ____

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 _____
If Yes, what length of time? _____

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 impact the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
3. Site plans and landscape plans must be submitted for the site before a Special Use Permit can be advertised for public hearing.

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. n/a
2. Days of Operation. n/a
3. Number of Off-street Parking Spaces. 3
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. NONE
6. Nature of the Business. Airbnb
7. Location of the Business. 2308 S. Patterson, Joplin, MO

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

SIGNATURE: Duncan Pink DATE: 2/9/2021

BY: _____ TITLE: _____

Park Lodgings

Duncan Park 417-592-9222 tailoredspace@aol.com 2612 S. Jackson Ave., Joplin, MO 64804

February 9, 2021

Keegan Stanton
Joplin City Hall Zoning and Planning
602 S. Main St.
Joplin, MO 64801

Dear Mr. Stanton and City Council members,

The intended purpose of our home at 2308 Patterson Ave. is to provide a discreet, quality short or medium term home rental to visitors and residents of Joplin. Our target demographic will be visiting medical professionals and as a temporary fully-furnished residence when local families are between homes.

The property itself has been used as a long-term rental for nearly 20 years, according to the previous owner. Our intention is to provide exterior superficial upgrades (paint, wood cladding, and landscaping to improve curb appeal) and to furnish the interior with original art and locally crafted furniture along with midcentury modern and other quality high-end furnishings. It will be marketed as a homestay for families and parties will be prohibited.

Parking is ample in the driveway for at least two vehicles and at most two more along the curb of the property. We anticipate this would rarely reach even that number of vehicles. Housekeeping, yard care and maintenance will all be provided. There is very minimal outdoor entertaining space: just an outdoor grill and seating for two or three.

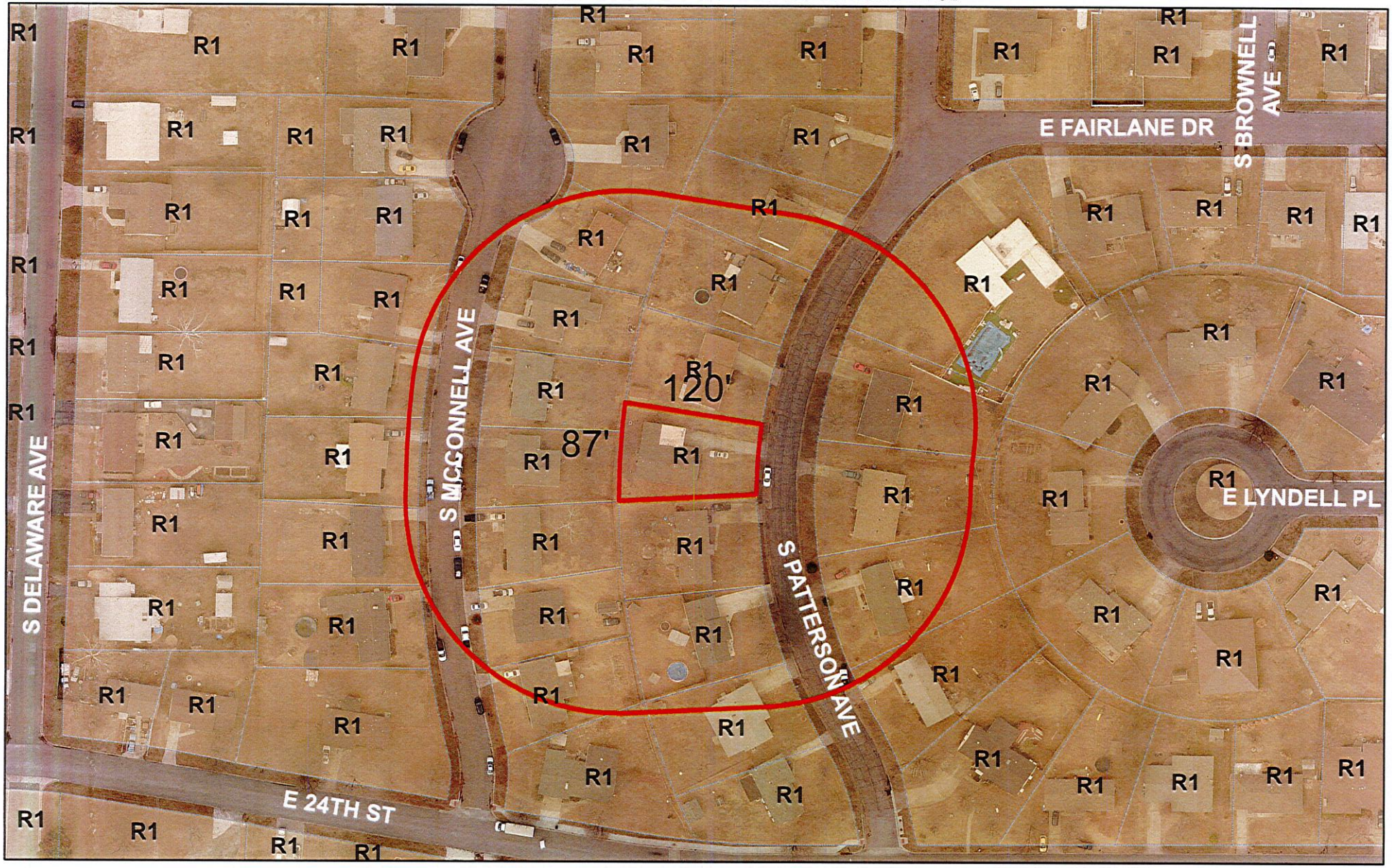
We are excited to offer a quality, upscale residential hospitality experience for the community we live in and love.

Sincerely yours,

Duncan Park

Duncan Park

# Case 017-21: 2308 S. Patterson Ave.




Case 017-21: 2308 S. Patterson Ave. - A request for a Special Use Permit for the operation of a short-term rental – Duncan Park, Park Lodgings, LLC.

# SPECIAL USES

**SPECIAL USE PROCEDURE**

Certain uses or exceptions are permitted in some zoning districts, only when a special use permit has been obtained from the City Council. Such uses require special study with respect to specific location and design considerations to assure that they will have minimal negative impact on surrounding properties.

The applicant shall first meet with the Planning/Community Development Specialist to receive a full explanation of the zoning and special use requirements and an application form.

The applicant shall submit a completed application form to the Office of the Planning Division and pay the appropriate fee. The application shall include a plan showing existing and proposed structures on the property in question, adjacent property, parking spaces, driveways, and other information as required by the adopted zoning regulations. An application shall not be processed unless it has been fully completed, the fee paid, and all required information submitted.

The Planning/Community Development Specialist shall then schedule consideration of the application at the next regular meeting of the Planning and Zoning Commission. The Office of the Municipal Planner shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least 15 days prior to the hearing, and follow the adopted procedures for considering a special use permit as prescribed in the zoning regulations.

The Planning and Zoning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. The public hearing may be adjourned from time to time and, upon its conclusion, the Planning and Zoning Commission shall prepare and adopt its recommendation to the City Council. This recommendation shall be submitted along with an accurate record of the public hearing.