City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 1, 2016

Item: RESOLUTION NO. 2016-017
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Resolution
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: 7/11/2016

Recommended Action: Planning and Zoning Commission recommended approval for a two-year Special Use Permit by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 024-16: 602 North Wall Avenue – A request for a Special Use Permit (First Request) for the operation of a Bed and Breakfast – Stephen Grindle.

STAFF SUMMARY:
This Special Use Permit request is for the operation of a Bed and Breakfast at 602 North Wall Avenue. It is run by owner-occupants who use the property as their primary residence. It is bordered by single-family residential zoning designations on all sides and is in the North Heights neighborhood. There are two guest bedrooms that are currently available for rental.

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

1. This Special Use Permit to be issued to Rachel and Stephen Grindle for the use of a Bed and Breakfast.
2. The permit shall be for two (2) years, renewable in July 2018.
3. Bed and Breakfast use only. No more than five rooms may be rented.
4. Off-street parking will be required.
5. Any other conditions set by the City Council of the City of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Ann Leach appeared representing Mr. Grindle, who was out of town. He is a member of her young professionals' group that she coaches through the Chamber of Commerce, so she knows him professionally. She has had the opportunity to tour his home in anticipation of this meeting.

Ms. Leach stated Mr. Grindle was interested in her representation because she appeared before this commission and went through the same process. She is familiar with his desires for the property.

Ms. Leach's space has a private entrance off-street, and Mr. Grindle is interested in making two rooms available in their home. Ms. Leach understood there will be no meal preparation, as Mr. and Mrs. Grindle are not interested in providing the "breakfast" in bed and breakfast.

Ms. Leach asked Mr. Grindle if there would be a big neon sign announcing the location, and he stated there will not be. He has ample off-street parking available. He has a lovely home and neighborhood in the North Town area.

Mr. Grindle has the support of his neighbors, and if this does move forward to the City Council, he is prepared to share copies of those support letters with the Council.

When Ms. Leach requested the special use permit for her facility, she mentioned her space could be utilized for small lunches and work groups. She does not prepare the meals but stated the participants can bring in their own lunches.

Mr. Brown asked if there is a reason the letters of support weren't provided for this commission. Ms. Leach didn't make them available for Planning and Zoning but prepared a packet for the City Council. Mr. Grindle has those letters and would be happy to share, but Ms. Leach did not believe it was necessary at this point.

Mr. Cortez asked how Mr. Grindle plans to inform the public about the facility without signage. Ms. Leach makes this available through online bed and breakfast free marketing sites and also through referrals from downtown businesses and the Convention and Visitors Bureau. There is a huge amount of traffic coming to Joplin, and people are seeking housing especially in this part of the city.

PUBLIC COMMENT:
None.