Z&P Meeting: July 11, 2016
City Council Meeting: August 1, 2016

STAFF PLANNING REPORT
Special Use Permit

CASE 024-16 A request for a Special Use Permit (1st Request) for the operation of a Bed and Breakfast.

LOCATION 602 North Wall Avenue

APPLICANT Rachel and Stephen Grindle

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single Family Residential	Residential	12,000 sq ft

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
Wall Avenue	Secondary	60'
E Street	Secondary	50'

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

No.

UTILITIES Yes.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

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.

Conditions

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.

Staff recommends approval of Case 024-16.

RECEIVED 6-21-16

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.: 024-16
Filing Fee: $ 450.00
Date Advertised: 6-26-16
Date Notices Sent 6-27-16
Public Hearing Date: 7-11-16

APPLICANT: STEPHEN + RACHEL GRINDLE PHONE: 417-396-5200

ADDRESS: 602 N. WALL AVE EMAIL: sagrindle@gmail.com

OWNER: STEPHEN + RACHEL GRINDLE PHONE: 417-396-5200

ADDRESS: 602 N. WALL AVE EMAIL: sagrindle@gmail.com

LOCATION OF PROPERTY: 602 N WALL AVE

LEGAL DESCRIPTION: NORTH HEIGHTS LOTS 125 + 126

PRESENT ZONING CLASSIFICATION: R1 ACREAGE: .28

PRESENT USE OF PROPERTY: Private residence

PROPOSED LAND USE ACTIVITY: Bed and Breakfast run by owner - occupants who live there and use property as their primary residence.

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Private Residence	R1
South	Private Residence	R1
East	Private Residence	R1
West	Private Residence	R1

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.		X

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

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

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

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. Y ____

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

Should this special use be valid only for a specific time period? Yes ____ No X
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. Based on reservation days and times
2. Days of Operation. Monday - Sunday
3. Number of Off-street Parking Spaces. Four
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.) N/A (no signs are needed
5. Number of Assistants or employees. zero
6. Nature of the Business. Bed and Breakfast
7. Location of the Business. 602 N. Wall Ave., Joplin, MO 64801

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: [signature] DATE: 3/30/2016

BY: ____ TITLE: ____

SPECIAL USE PERMIT
Descriptive Material

Property: *602 N. Wall Ave*
Owners: *Stephen and Rachel Grindle*

1. Not Applicable
2. The two rooms to be used for guests are well-maintained and are operated so that the health, safety and welfare of the public is protected.
3. The exterior and interior of the building have remained unchanged and fits the historic character of this neighborhood.
4. As mentioned above, the original building is intact and no new height or area regulations should be of concern.
5. The property has four off-street parking spots. Two in the garage (to be used by the owners) and two in the driveway (to be used by guests).
6. All utility, drainage and other necessary facilities have already existed on the property and are in good repair.



Case 024-16: 602 North Wall Ave - A request for a Special Use Permit (1st Request) for the operation of a Bed and Breakfast - Stephen Grindle.

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.

Mr. Smith opened the public hearing for Case 024-16.

Mr. Bolander excused himself from the discussion on Case 024-16 since Stephen Grindle is a direct employee of his, so Ms. Cunningham addressed any questions.

Ms. Ann Leach, 523 South Sergeant Avenue, Joplin, stated she is a colleague of Mr. Grindle. 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.

Ms. Leach stated when she 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. Ms. Cunningham stated Mr. Grindle is out of state at this time.

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.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 024-16.

Mr. Ramsour stated the staff report mentions the special use permit is renewable in July, 2016, and Ms. Cunningham replied she meant July, 2018. She will change that for the City Council.

MR. RAMSOUR MOVED, SECONDED BY MR. BROWN, THAT CASE 024-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR A TWO-YEAR SPECIAL USE PERMIT BE ISSUED TO RACHEL AND STEPHEN GRINDLE, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).