Z&P Meeting: July 12, 2021
City Council Meeting: August 2, 2021

STAFF PLANNING REPORT
Special Use Permit

CASE 032-21 A request for a Special Use Permit for the operation of a short-term rental.

LOCATION 3001 Sunset Dr.

APPLICANT Lauren Peterson

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-family Home	Approximately 0.9 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
Sunset Dr.	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 2 off-street parking spaces and employs 0 assistants or employees other than the homeowner.

CONDITIONS

1. This Special Use Permit is issued to Lauren Peterson for the operation of a short-term rental at 3001 Sunset Dr.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in July 2023.
3. Off street parking for at least two (2) 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.

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
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.: 032-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 7-12-21

APPLICANT: Lauren Peterson PHONE: 417-483-5465
ADDRESS: 3001 Sunset Dr. - Joplin EMAIL: laurenstandlee@gmail.com
OWNER: Lauren Peterson PHONE: same
ADDRESS: same EMAIL: same
LOCATION/ADDRESS OF PROPERTY: 3001 Sunset Dr. Joplin + basement of my home
PRESENT ZONING CLASSIFICATION: presumably residential but unsure ACREAGE: ~1 acre
PRESENT USE OF PROPERTY: home/primary residence/AirBnB

PROPOSED LAND USE ACTIVITY: home/primary residence/AirBnB
I run an AirBnB out of the basement of my primary residence & would like to continue to do so.

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	none	commercial
South	residential	presumably residential
East	Schifferdecker Rd.	Roadway
West	residential	presumably residential

There is a "For Sale" sign advertising the property to north of my home as "commercial"

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	

Continues on following page

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

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. X ____

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 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 (deed or certified survey).
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 affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.

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: 24 hrs - potentially
2. Days of Operation: 365 - potentially
3. Number of Off-street Parking Spaces: 2
4. Signs (Generally signs are limited to one sign not larger than 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: bed and breakfast / hotel type accommodations
7. Location of the Business: basement of home that is used for primary residence

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: 5.20.2021

BY: _____ TITLE: _____

Addendum to Application for Special Use Permit

1. Is deemed necessary for the public convenience at that location
    a. I am not entirely sure what is meant by this question. It is certainly convenient for the persons staying at my AirBnB. It is very close to I-44 and right off Schifferdecker. My home is the first home as you drive into the neighborhood. No one staying at the AirBnB needs to drive through the neighborhood to find it. This greatly limits its impact on neighbors. In my check in instructions, I give very specific instructions about what the house looks like and how to get there so that guests will not need to drive around the neighborhood.
2. If so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
    a. **AirBnB screens its guests and requires that they have a phone number, email address, payment information, and that they agree to my house rules – which are no parties, no events, quiet hours beginning at 9pm. These rules are stated on my website and I have included pictures. They also must upload a government ID, and I also require that they have recommendations from other hosts, along with no negative reviews**. I do not allow pets, either.
    b. In following with what I said in point 1, I give my travelers very specific instructions on how to arrive so that they will not need to drive through the neighborhood in order to find the destination. All operation of the business occurs on my own property, while I am living on the property. I rent out my two-bedroom, one bath basement to travelers.
    c. My basement can only comfortably sleep 4 or 5 people. Typically when I have guests, they range in number from 1 – 3. At times I have had 4, or maybe a family of 5 every once and awhile, but that is unusual. There are two queen sized beds down there, and someone could sleep on the sofa if they wanted.
    d. Mostly I host families who are in town to visit their family, people who are in town working, or people who are passing though on I-44 as part of a larger road trip.
    e. My family of four – me and my four small children, ages 9 through 1 – are always residing here when we have guests here. I live here alone with my four kids.
3. Is found to be generally compatible with the neighborhood in which it is proposed
    a. The AirBnB is a place for travelers to rest, recoup, and sleep while they are traveling. It is completely compatible with the neighborhood in this way. I try to offer travelers a comfortable place to stay, that is a little less expensive than a hotel, with more amenities. I have had tons of families tell me how staying at my home completely enriched their trip to Joplin and gave them a great feeling about our town. I have a sheet in my basement telling people about local places to eat, and many have shared with me that they tried out the local places – that they would not otherwise have known about – and loved them. I have had many, many return visitors.
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.

a. I am not sure that this question applies to me, as I am only renting out the basement of my home.

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.
    a. I have a designated parking space in my driveway where I ask guests to park. If there is more than 1 car, I ask that they pull in behind that car in my driveway. I try my best to keep my guests' cars from parking on the street where they might interfere with the neighborhood.
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
    a. All of these people are staying in the basement of my home, which is set up for this very use.

Discussion of 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 affect the character of the surrounding properties, how it will benefit the city of Joplin.

I want to start by noting that my AirBnB is also different from others in the community in that I LIVE IN THIS PROPERTY. It's not as if I am renting out a house and I have no idea what goes on at that house while I'm not there. I am here, day in day out, night in night out, with my guests. MY FAMILY LIVES HERE. I, of all people, have the highest motivation to be sure that people who stay here are safe, quiet, rule-abiding people. I live here – ALONE – as a single mom – with my four young children. I don't want any "riff raff" around either. And I honestly have never had one incident where I felt afraid to have my family sleeping in the same home as my AirBnB travelers.

I have had a multitude of travelers stay in my basement over the course of three years, ranging from medical students doing an internship at the medical school who have stayed for 6 weeks, construction workers working on the Big Lots store who have stayed 2 weeks, iron workers building the windmills who have stayed for months at a time, families from literally all over the country – Alaska to Texas to Colorado to California – here visiting family, picking up a new puppy, adopting a baby, attending the funeral of a loved one, celebrating the holidays. I have had nurses working at the hospitals, students completing their clinical hours, a perfusionist nurse from St. Luke's covering positions at Freeman for two weeks, parents visiting their children at Missouri Southern, people playing in golf tournaments, people looking for homes to buy in Joplin. I have had mothers have their teenage daughters stay here while traveling alone because they feel more safe with them staying in someone else's home.

All of these people have stayed in my basement and I have personally talked with all of them. They tell me that their stay was made more comfortable by being in my home, more personable, and overall more enjoyable. They tell me that it gives them a better feel for the City – staying in someone's home as opposed to a hotel. They tell me that they appreciate the list of local restaurants and they try them out. They ask me questions about where to eat, where to shop, where to take their kids to play, and I give them recommendations on all of these things. I think

the feedback that I have on my website, and the positive interactions I have with travelers, are all great indicators that my AirBnB is a very positive thing for the town in that it gives travelers a good feel for our town and a personal face to go with the town of Joplin.

With two exceptions – which I will address – I have never had any complaints from my neighbors in three years.

The house to our immediate south is now vacant (and was for some time when we first moved here), but I was friends with the Johnsons when they lived there and they had no problems with the AirBnB whatsoever. The home to our immediate west has changed hands several times, but I have never had any complaints from the neighbors living there. And they are the neighbors who would be most impacted, potentially, as we share a property line. I plan to have the neighbors living there now, the Iveys, come speak on my behalf at the public hearing.

The house that is to my southwest complained to me directly one time about parking. About 1.5 years ago, I had asked my guests to park on Sunset Drive East, as that seemed out of the way of the regular flow of traffic. A woman complained to me that she did not feel comfortable with people parking there, as the parking spot was in a position where she felt someone could see into the room of her teenaged daughter. I told her I understand and that no one would park there again. To my knowledge, no one has.

The president of our HOA came to me about 2 years ago and said someone in the neighborhood was uncomfortable with seeing the different cars come and go, and that he had seen "someone with tattoos." I tried to reassure him that AirBnB screened its travelers, and I encouraged him to look at the site to see that it is not just a "couch surfing" type enterprise. No one ever followed up with me on anything, and I never heard any other complaints aside from those two.

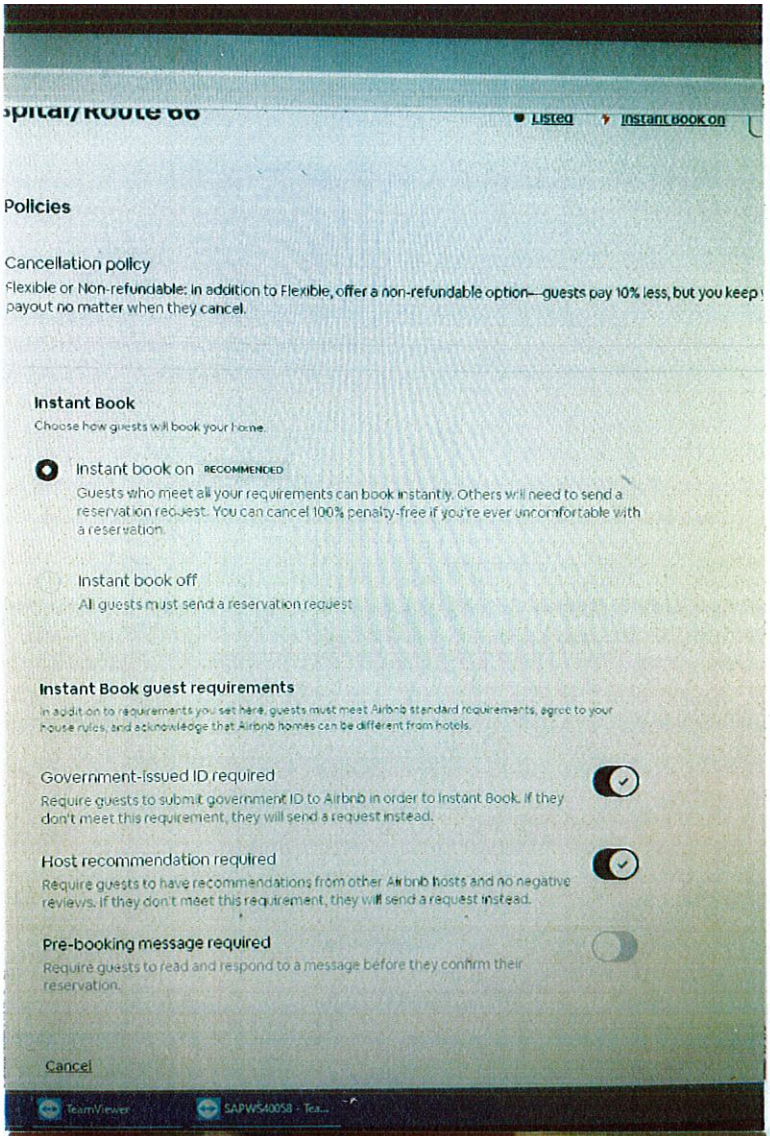
I encourage all travelers to park in my driveway. There are times when travelers may have an extra car, and it is possible that they may park on the roadway. If that is a concern in the neighborhood regarding parking, I am more than happy to take extra precautions to ensure it does not happen again. I do note, however, that people living in the neighborhood frequently park on the street at all times. Parking aside, I am happy to discuss any concerns with the neighbors. Like I mentioned, no one has come to me, aside from the two instances I mentioned before.

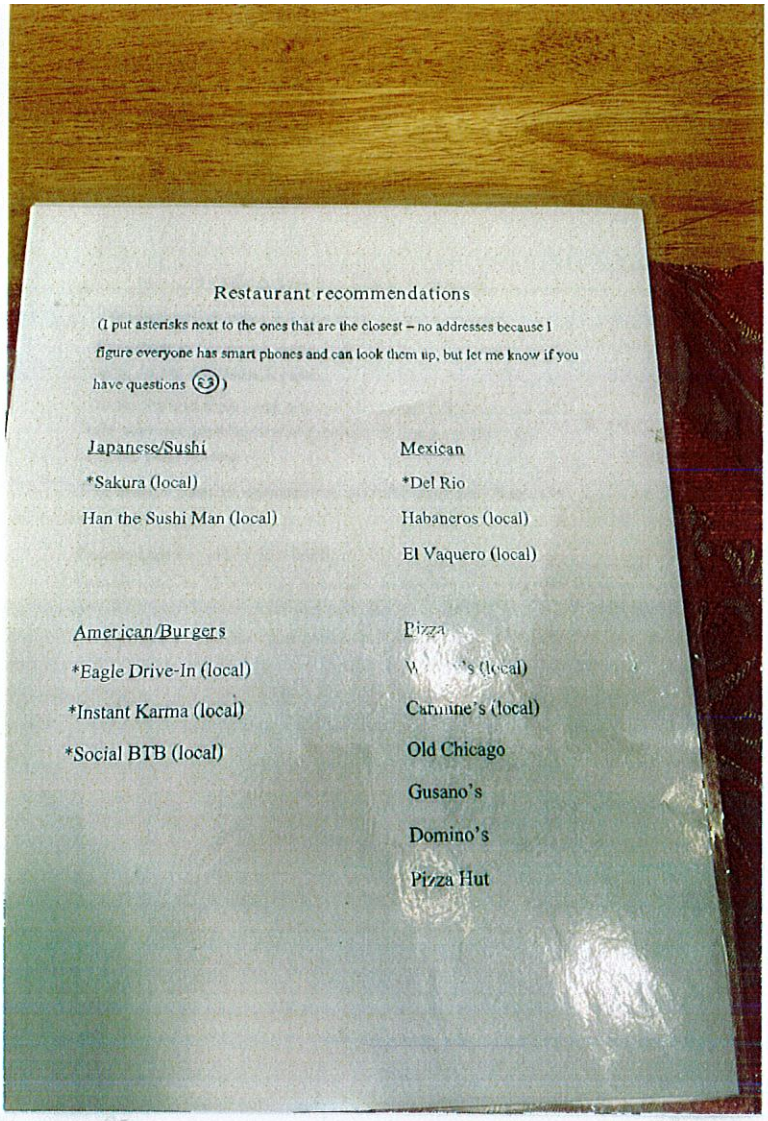
I only have a partial kitchen downstairs and discourage cooking. I do not allow a hot plate, and I do not have an oven or a stove down there. A microwave is all I have for cooking. This greatly limits the potential for fire. Any time I have had someone ask about a hot plate, I tell them it is not allowed.

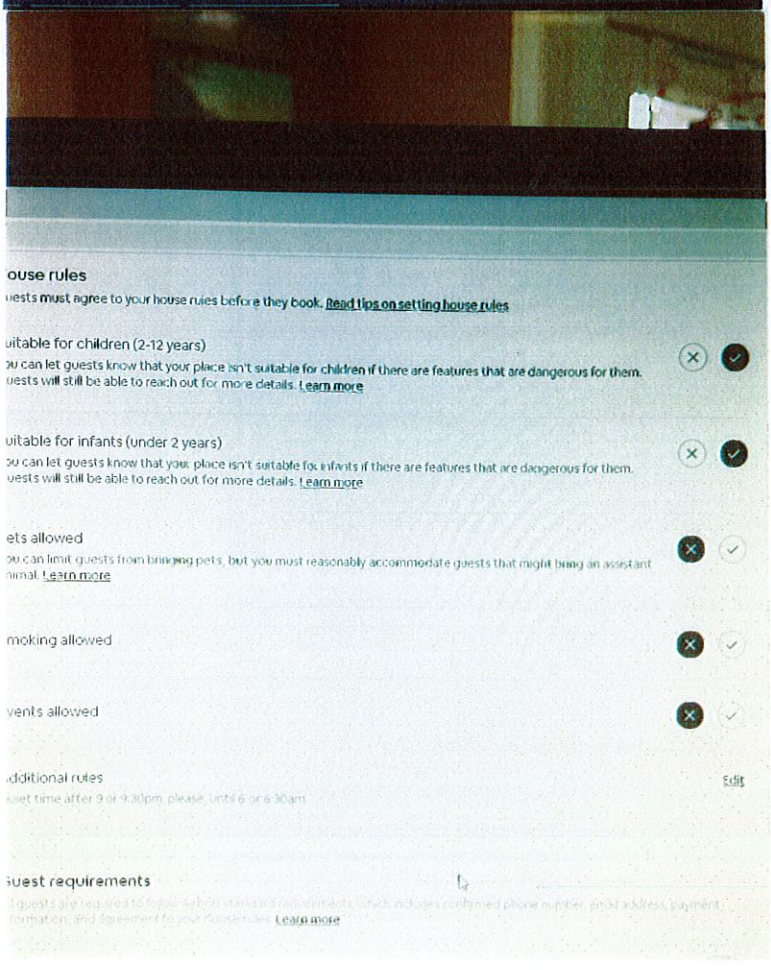
The use of my property as an AirBnB should not have any impact on the surrounding homes aside from the extra car – infrequently cars – in my driveway. It is difficult for me to see how the extra car or cars is any different from a family with teenagers – teenagers who themselves have cars and park on the road (my neighbor across the way), or teenagers with friends who visit their homes. The guests staying here do not leave my property and access the basement solely through my yard.

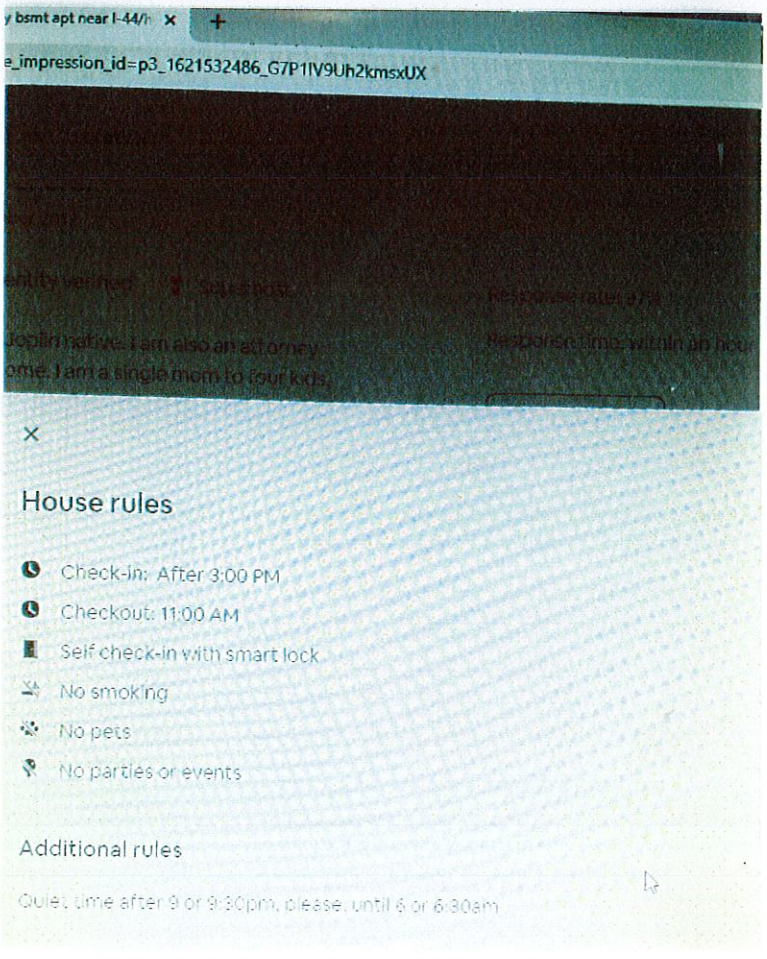
I also mention that I have been operating this AirBnB in the same fashion since June of 2018, for 3 years. It has not harmed anyone in the neighborhood. I am a single mom to four kids. I work from home, and to make extra money, I run the AirBnB. My basement is beautiful and we were not using it as much as I would have liked, so I decided to put it to use – for us and for others – as an AirBnB. Honestly I keep my property in better shape due to the AirBnB than I would otherwise. Because I have guests coming, I make sure the grass is mowed, the yard is picked up, and the inside of my basement is normally spotless. I take pride in offering a well-priced, comfortable, clean space for families. Not only do I take pride in being able to offer it to others, but it helps me make a living and support my own family. I cannot see how my operating an AirBnB is any different from the swimming school that my neighbor two houses down runs – bringing an influx of cars and people into the neighborhood – and good for her. I think industrious families like ours, who want to make the most use of their properties, give back to the community, and support their families – are an asset to the community and should be encouraged.

I have included pictures of some of my reviews – the most recent ones, anyway – the parking space, my rules on the website, and the location of my home in relation to Schifferdecker.


Listed
Instant Book on
Policies
Cancellation policy
Flexible or Non-refundable: In addition to Flexible, offer a non-refundable option—guests pay 10% less, but you keep
payout no matter when they cancel.
Instant Book
Choose how guests will book your home.
Instant book on
RECOMMENDED
Guests who meet all your requirements can book instantly. Others will need to send a reservation request. You can cancel 100% penalty-free if you're ever uncomfortable with a reservation.
Instant book off
All guests must send a reservation request
Instant Book guest requirements
In addition to requirements you set here, guests must meet Airbnb standard requirements, agree to your house rules, and acknowledge that Airbnb homes can be different from hotels.
Government-issued ID required
Require guests to submit government ID to Airbnb in order to Instant Book. If they don't meet this requirement, they will send a request instead.
Host recommendation required
Require guests to have recommendations from other Airbnb hosts and no negative reviews. If they don't meet this requirement, they will send a request instead.
Pre-booking message required
Require guests to read and respond to a message before they confirm their reservation.
Cancel


Restaurant recommendations
(I put asterisks next to the ones that are the closest – no addresses because I figure everyone has smart phones and can look them up, but let me know if you have questions)
Japanese/Sushi
*Sakura (local)
Han the Sushi Man (local)
Mexican
*Del Rio
Habaneros (local)
El Vaquero (local)
American/Burgers
*Eagle Drive-In (local)
*Instant Karma (local)
*Social BTB (local)
Pizza
Cannine's (local)
Old Chicago
Gusano's
Domino's
Pizza Hut


ouse rules
uests must agree to your house rules before they book. Read tips on setting house rules
uitable for children (2-12 years)
ou can let guests know that your place isn't suitable for children if there are features that are dangerous for them.
uests will still be able to reach out for more details. Learn more
uitable for infants (under 2 years)
ou can let guests know that your place isn't suitable for infants if there are features that are dangerous for them.
uests will still be able to reach out for more details. Learn more
ets allowed
ou can limit guests from bringing pets, but you must reasonably accommodate guests that might bring an assistant
nimal. Learn more
moking allowed
vents allowed
dditional rules
Edit
uiet time after 9 or 9:30pm, please, until 6 or 6:30am
uest requirements
guests are required to follow Airbnb standard requirements, which includes confirmed phone number, email address, payment
formation, and agreement to your house rules. Learn more


y bsmt apt near I-44/h
e_impression_id=p3_1621532486_G7P1lV9Uh2kmsxUX
House rules
Check-in: After 3:00 PM
Checkout: 11:00 AM
Self check-in with smart lock
No smoking
No pets
No parties or events
Additional rules
Quiet time after 9 or 9:30pm, please, until 6 or 6:30am

Search reviews

Michelle
March 2021

Super unique place to stay. Lots of room and toys/games for the kids and a hu
yard. Great getaway for the weekend without kids also. The beds and furnitur
super comfy ... just total relaxation. I love love love this place!!

Domingo
February 2021

Excellent apartment, very spacious, and comfortable. Definitely recommende

Dowe
January 2021

Lauren was an awesome host and the space was just as great. Very comfortab
accomodations if traveling with family/little ones and I'd definitely stay again. E
value in Joplin area hands down.

Stacy
January 2021

Amazing place with an extremely accommodating host. I can honestly say I hav
stayed at a better Airbnb the value of the stay is incredible.

Search reviews

Halle
March 2021

Will stay here again the next time I'm in Joplin! Great location, comfortable, spacious, and best value. Lauren and the kids are so sweet. Everything was wonderful!

Bnc
March 2021

Awesome place

Rob
March 2021

Great stay in Joplin. Travel here periodically and this place was by far my favorite there, so far! Lauren was a gracious host and left me to my own most the time; however, the couple times that I messaged her she was quite quick to get back to me. Would reccomemd her place.

Allison
March 2021

Lauren was a great host! She was very welcoming and communicative! This was a great place for our family.

Search reviews

I will be back! This is a great apartment.

Lizandro
December 2020

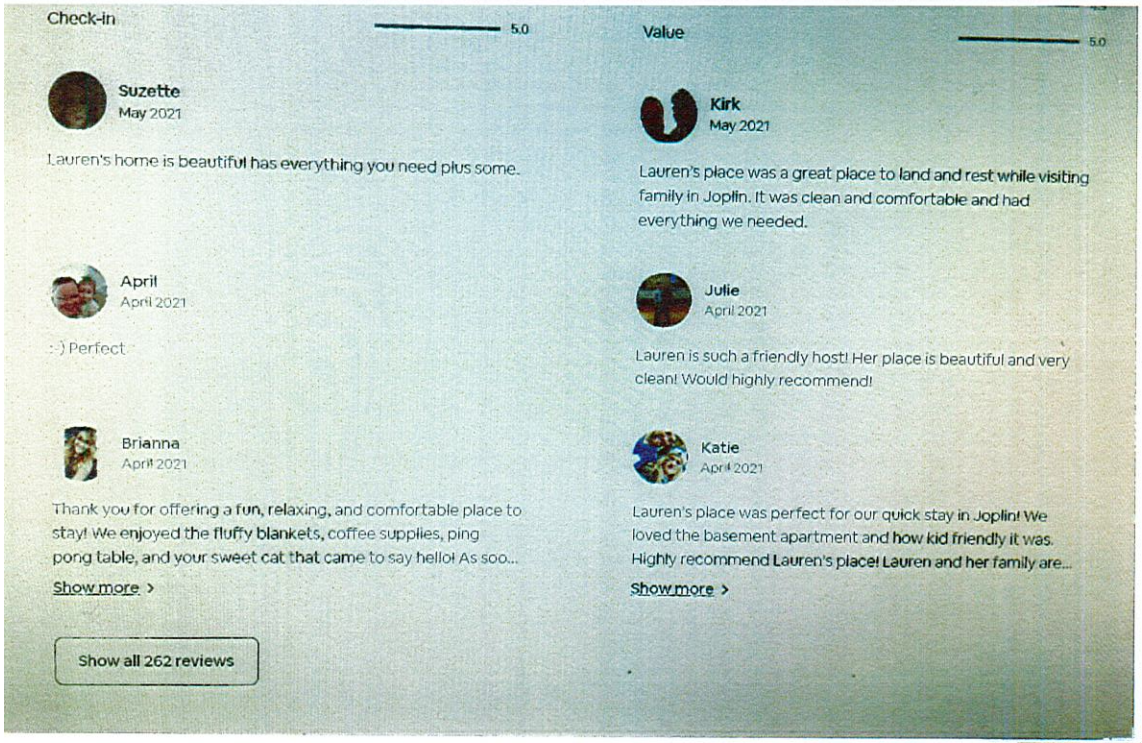
Second time I stayed at her place and I'll keep coming back for sure thank you again for the great hospitality

Heemanshu
December 2020

Nice experience.

Lizandro
December 2020

I felt great she is a great host I would stay here again any time highly recommend thank you



Check-in 5.0

Suzette
May 2021

Lauren's home is beautiful has everything you need plus some.

April
April 2021

:) Perfect

Brianna
April 2021

Thank you for offering a fun, relaxing, and comfortable place to stay! We enjoyed the fluffy blankets, coffee supplies, ping pong table, and your sweet cat that came to say hello! As soo...

Show more >

Show all 262 reviews

Value 5.0

Kirk
May 2021

Lauren's place was a great place to land and rest while visiting family in Joplin. It was clean and comfortable and had everything we needed.

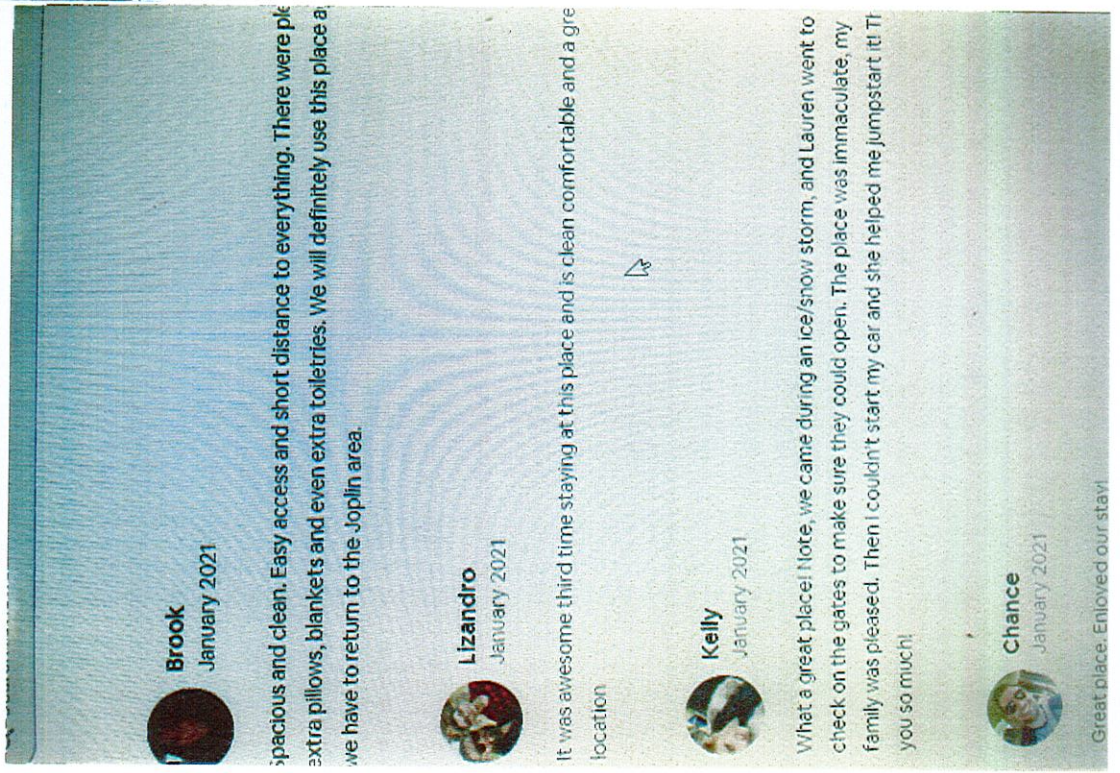
Julie
April 2021

Lauren is such a friendly host! Her place is beautiful and very clean! Would highly recommend!

Katie
April 2021

Lauren's place was perfect for our quick stay in Joplin! We loved the basement apartment and how kid friendly it was. Highly recommend Lauren's place! Lauren and her family are...

Show more >



Brook
January 2021

spacious and clean. Easy access and short distance to everything. There were pl
extra pillows, blankets and even extra toiletries. We will definitely use this place a
we have to return to the Joplin area.

Lizandro
January 2021

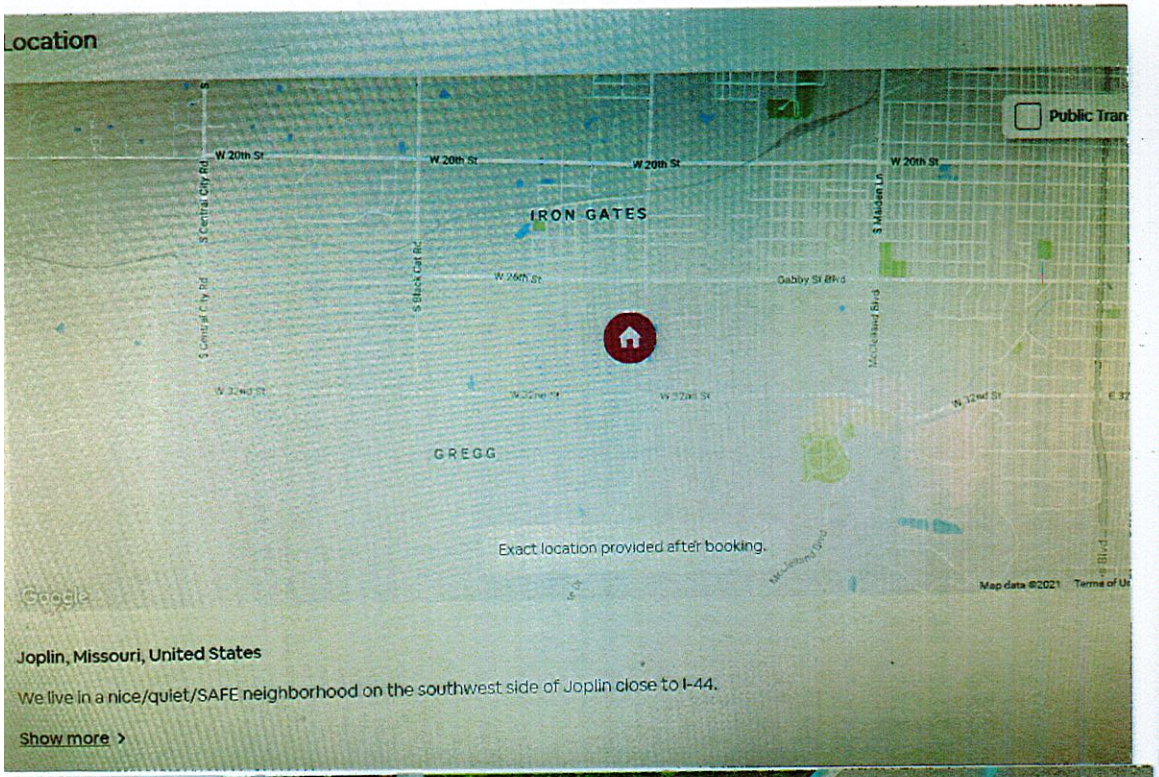
It was awesome third time staying at this place and is clean comfortable and a gre
location

Kelly
January 2021

What a great place! Note, we came during an ice/snow storm, and Lauren went to
check on the gates to make sure they could open. The place was immaculate, my
family was pleased. Then I couldn't start my car and she helped me jumpstart it! Th
you so much!

Chance
January 2021

Great place. Enjoyed our stay!


Location
Public Tran
W 20th St
W 20th St
W 20th St
W 20th St
IRON GATES
S Central City Rd
S Black Cat Rd
S Maiden Ln
W 26th St
Gabby St Blvd
Maidenhead Blvd
GREGG
Exact location provided after booking.
Map data ©2021
Google
Joplin, Missouri, United States
We live in a nice/quiet/SAFE neighborhood on the southwest side of Joplin close to I-44.
Show more >





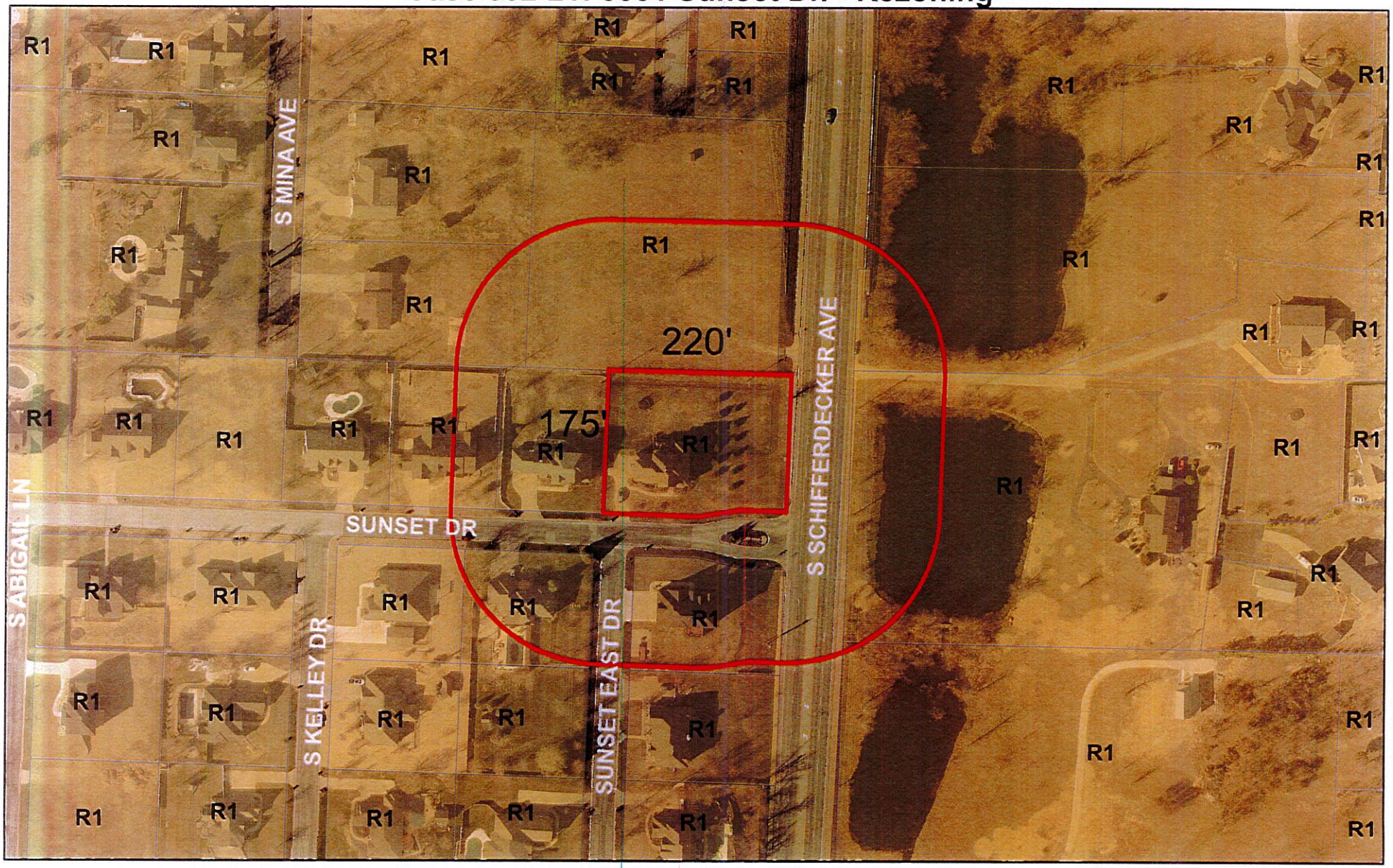








Case 032-21: 3001 Sunset Dr. - Rezoning



Case 032-21: 3001 Sunset Dr. - A request for a Special Use Permit (1st Request) for the operation of a short-term rental – Lauren Peterson