P & Z Case 048-21
Rachel Bemo
(P & Z Recommended for Denial)

RESOLUTION NO. 2021-016.

A RESOLUTION granting a Special Use Permit (1st Request) for the operation of a short-term rental located at4477 Bradley, in the City of Joplin, Jasper County, Missouri.

WHEREAS, A public hearing was held before the City Council on August 2, 2021, in compliance with said request.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Joplin, as follows:

That a Special Use Permit be granted to Lauren Peterson for the operation of a short-term rental located in the City of Joplin, Missouri, on the following described real estate, to-wit:

> All of a tract of land beginning 242.5 feet South of the Northwest Corner of the south one-half of the West one-half of the West one-half of the East one-half of the Northwest Quarter of the Northeast Quarter of Section 30, Township 27, Range 32, in the Village of Silvercreek, now in the City of Joplin, Newton County, Missouri; thence South 207.5 feet along the West line of said tract, thence East parallel with the South line of said tract 165 feet, thence North parallel with West line of said Tract 207.5 feet, thence West parallel with the South line of said tract 165 feet to the point of beginning, except any part thereof, taken, deeded, or used for road or highway purposes. Subject to that part, if any, in streets, roadways, highways, or other public right-of-way,

And the said Sprical Use Permit is hereby issued with the following conditions and made a part thereof:

1. . This Special Use Permit is issued to Rachel Bemo for the operation of a short-term rental at 4477 Bradley Dr.
2. The permit shall be valid for 1 year upon approval, being eligible for renewal in October 2022.
3. Off street parking for at least two (2) vehicles shall be provided.
4. Occupancy shall be limited to 6 persons total, or another limit as set by the City Council.
5. The property owner shall ensure the following information is conspicuously posted within the short-term rental:
    a. Special Use Permit Determination Form.
    b. City of Joplin Noise Ordinance.
    c. Contact info for person(s) responsible for day-to-day operation of the short-term rental.
    d. Trash collection schedule.
    e. That the short-term rental may not be rented solely for weddings, receptions, parties, or another similar event.

6. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
7. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
8. Any other conditions set by the City Council of the City of Joplin.

The violation of any condition set forth in this Resolution shall be interpreted as a violation of Appendix 29-A (Zoning Code) of the Municipal Codes of the City of Joplin and shall be administered in accordance with the provisions of Section 34 (Violation and Penalty) of Appendix 29-A of that Code. Conviction in Municipal Court for violation of any condition as set forth in this Resolution shall cause the immediate termination of this Special Use Permit and require the applicant as named in Item No. 1 above to reapply for renewal.

That the City Clerk is hereby ordered to file this Resolution with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____ _____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney