Z&P Meeting: October 8, 2018
City Council Meeting: November 5, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 037-18 A request for a Special Use Permit (1st Request) for the operation of an Bed and Breakfast

LOCATION 301 South Sergeant

APPLICANT Brendan M. Cooney

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Residential	0.29 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-3	R-1	R-2
Land Use	Single-Family Residential	Duplex	Single-Family Residential	Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Sergeant Avenue	Residential	60’
3rd Street	Residential	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 Joplin Zoning Ordinance allows the operation of a Bed and Breakfast if a Special Use Permit is obtained. This property is located within the Murphysburg Historic Overlay District. There is a historic home on the property which the owner currently resides in. Immediately to the south of the main structure on the same lot is a small guest home that the owner hopes to use as an Bed and Breakfast. The guest house is several hundred square feet. Within the guest home is a shower, sink, and a small kitchenette that includes a refrigerator. The guest house has a raised ceiling with a small loft. Parking for the Bed and Breakfast would be located on Sergeant Avenue, which is a residential street. The Joplin Zoning Ordinance allows the operation of Bed and Breakfasts if a Special Use Permit is obtained.

CONDITIONS

1. This Special Use Permit is issued to Brendan Cooney for the operation of a Bed and Breakfast at 301 S. Sergeant.
2. This permit shall be eligible for two (2) years, renewable in December 2020.
3. The compliance with all provisions of the Fire/Safety codes.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 037-18.

RECEIVED
9-7-18

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.: 037-18
Filing Fee: $500.00
Date Advertised:
Date Notices Sent 9/24/18
Public Hearing Date: 10/8/18

APPLICANT: Brendan M. Cooney PHONE: (417)529-1309 - after 3:40pm HS Teacher
ADDRESS: 301 South Sergeant EMAIL: Cooney1017@gmail.com
OWNER: Brendan and Amber Cooney PHONE:
ADDRESS: 301 South Sergeant EMAIL:
LOCATION OF PROPERTY: 301 South Sergeant
LEGAL DESCRIPTION:

PRESENT ZONING CLASSIFICATION: R-2 ACREAGE: 0.29
PRESENT USE OF PROPERTY: Residential
PROPOSED LAND USE ACTIVITY: Air BnB

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential	R-2
South	↓	↓
East	↓	↓
West	↓	↓

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.		✓

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

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

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

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. ____ ✓
On street parking, One car max.

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

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. All hours
2. Days of Operation. All days
3. Number of Off-street Parking Spaces) 0
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.) No signs will be posted.
5. Number of Assistants or employees. 2, my wife and I
6. Nature of the Business. Air B n B. (No prepared - unpackaged - food will be served per Air BnB regulations
7. Location of the Business. Standalone structure on South side of property.

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: Brendan M. Cooney DATE: 9/5/2018

BY: _____ TITLE: _____



0 55 110 220 330 440 Feet

Case 037-18: 301 S. Sergeant Avenue -- A request for a Special Use Permit (1st Request) for the operation of a Bed and Breakfast -- Brendan Cooney

N