Z&P Meeting: November 8, 2021
City Council Meeting: December 6, 2021

STAFF PLANNING REPORT
Special Use Permit

CASE 060-21 A request for a Special Use Permit for the operation of a short-term rental.

LOCATION 611 N. Wall Ave.

APPLICANT Jessica Broaddus

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-family Residential	Approximately 0.15 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
N. Wall Ave.	Local	60'

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

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

Short-term rentals are generally offered in residential areas as an alternative form of short-term stay compared to typical hotels and motels. Its location within a residential area is consistent with the majority of short-term rentals found across the country and in Joplin.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

The residential character of the structure and property will remain unaltered with this proposed use. Conditions set forth below limit the number of individuals that may occupy the rental at any one time based on the number of bedrooms, further securing the residential nature.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

This short-term rental has been in operation prior to the application for this special use permit. Conditions set forth below will secure the compatibility of the use within the neighborhood.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

The existing building is in compliance with height and area regulations as specified in the R-1 zoning district. No additional structure, or addition to the existing structure, is planned.

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 INJUIOUS EFFECT.

Approximately 2 vehicles would be able to park off-street in the driveway. Additional parking may be found off of the alley.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Utilities are presently in place. Drainage is handled via curb and gutter running parallel to the street. No alterations to the site are planned that would increase impervious area or stormwater runoff.

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 up to 2 off-street parking spaces and employs 0 assistants or employees other than the homeowner. The property will be offered for stays all days of the week.

CONDITIONS

1. This Special Use Permit is issued to Jessica Broaddus for the operation of a short-term rental at 611 N. Wall Ave.
2. The permit shall be valid for 1 year upon approval, being eligible for renewal in December 2022.
3. Off street parking for at least two (2) vehicles shall be provided.
4. Occupancy shall be limited to six (6) persons total or other 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 other 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.

RECEIVED
9-29-21

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 060-21
Filing Fee: $550.00
Date Advertised: 10-23-21
Date Notices Sent 10-18-21
Public Hearing Date: 11-8-21

APPLICANT: Jessica Broaddus PHONE: 417 825 1579

ADDRESS: 643 W Jacard Pl EMAIL: jbroaddus4080@gmail.com

OWNER: Brian and Jessica Broaddus PHONE: 417 825 1579

ADDRESS: SAME EMAIL: SAME

LOCATION/ADDRESS OF PROPERTY: 611 N. Wall, Joplin, MO 64801

PRESENT ZONING CLASSIFICATION: Residential ACREAGE:

PRESENT USE OF PROPERTY: AIR BNB RENTAL, 2 UNITS, 2 BEDROOMS EACH

PROPOSED LAND USE ACTIVITY: SAME AS ABOVE

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	RES	R1
South	RES	R1
East	RES	R1
West	RES	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

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). Must be legible.
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.
3. One copy of a site plan of the property.

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: YEAR ROUND 24/7
2. Days of Operation: 365 DAYS / YEAR
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: AIRBNB RENTAL

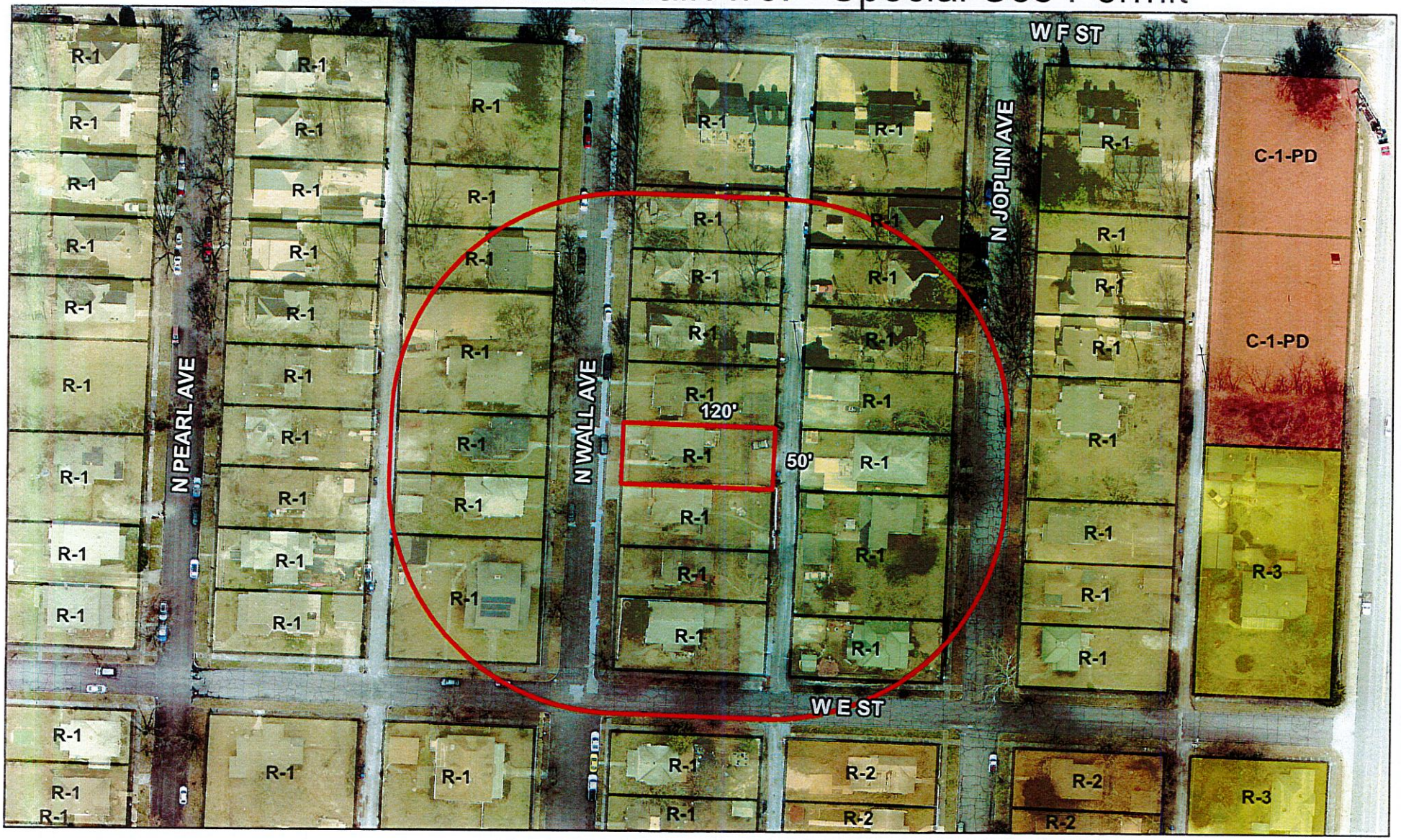
7. Location of the Business: 611 N WALL

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: Jessica Braddock DATE: 9-26-24

BY: _____ TITLE: _____

Case 060-21: 611 N. Wall Ave. - Special Use Permit



Case 060-21: 611 N. Wall Ave. - A request for a Special Use Permit (1st Request) for the operation of a short-term rental – Jessica Broaddus

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