Z&P Meeting: December 9, 2024
City Council Meeting: January 6, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
# Special Use Permit

**CASE 036-24** A request for a Special Use Permit (2nd Request) for the operation of a Residential Concert House.

**LOCATION** 2120 E. 24th St. Joplin, MO 64804

**APPLICANT** Jeffery S. Morrow

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## EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 Single-family | Single-family Residential | Approximately 0.3 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 I | Single-family Residential | Single-family Residential |

## TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| E. 24th St. | Local | 50′ |
| S. Delaware 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.**

The application is located in the appropriate zoning district to apply for this special use.

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

The proposed use will be required to follow the conditions set forth for Concert House Use Standards and the City of Joplin Municipal Ordinances.

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

Residential Concert House is a permittable special use in the R-1 Single Family district subject to the applicable use standards listed as conditions for this permit.

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

No alterations of the single-family home that change the residential character are permitted.

**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.**

The applicant has operated a residential concert house prior to the inclusion of a Concert House Special Use in the Joplin Development Code. The application states that using off-street parking has been and will continue to be required to attend. Attendees have utilized the parking lot of Joplin Prosthetic's while attending, approximately 1,000 ft walking distance to the venue.

**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 renewing his Special Use Permit for the operation of Residential Concert House. The applicant is requesting a permanent permit. The Concert House operates for approximately two hours for any scheduled event, and no later than 10 p.m. Coda Concert House has no employees and is operated by volunteers. Attendance requires prior registration due to space limitations. Suggested donations or reservation charges are not retained by Coda Concert House but collected for the performer.

City staff have not received any complaints in the two years since the initial permit was approved by City Council (December of 2022).

## CONDITIONS

1. This Special Use Permit is issued to Jeffery S. Morrow for the operation of Concert House use at 2120 E 24th Street.
2. The permit shall be permanent.
3. Days of operation will be restricted to no more than an average of two per month a calendar year, and four per month.
4. Shall provide adequate parking through agreements with proprietors of large, nearby, off-street parking areas.
5. No alteration of the exterior of the principal residential structure or land shall be made which changes the residential character of the structure or land.
6. Compliance with all provisions of the Fire/Safety codes as required by the Joplin Fire Marshal.
7. Occupancy to be limited to no more than forty-nine (49) attendees.
8. Shall be invitation-only and not advertise the location of the concert house.
9. Operation shall be in compliance with the City of Joplin Noise Ordinance.
10. No food or beverages shall be served by the Concert House.
11. Must comply with all other provisions of the Zoning Code and Municipal Code of the City of Joplin.
12. Hours of operation will be restricted to no later than 10 p.m.
13. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
14. Any other conditions set by the City Council of the City of Joplin.

## ENCLOSURES

- Applicant Materials
- Map