Z&P Meeting: December 10, 2018
City Council Meeting: January 7, 2019

STAFF PLANNING REPORT
Special Use Permit

CASE 044-18 A request for a Special Use Permit (1st Request) for the operation of a home beauty parlor

LOCATION 2337 Zora Avenue

APPLICANT Alexah Patrick

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-Family Residential	0.81 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
Zora Street	Arterial	100’

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

This property previously had a Special Use Permit for the operation of a home beauty parlor. The property in question was formerly owned by the applicant's grandmother. However, the home recently changed ownership, and the applicant currently rents the home from the new owner. The applicant hopes to continue the previous home beauty parlor that her grandmother ran for thirty years called "The Family Heirloom".

There is an existing single-family home on the property. The room that will be used for the home beauty parlor is part of the garage on the east end of the existing structure. There is only one barber chair in the designated room, so the number of customers would be minimal. The applicant doesn't anticipate more than one or two customers' cars being parked on site at any given time. The home's long circular driveway provides ample off-street parking for vehicles. The applicant indicated the hours of operation would be Monday through Friday, from 9 a.m. to 5 p.m. by appointment only. There are trees surrounding the property that serve as a buffer for surrounding homes. The impact of this Special Use Permit on the neighborhood should be minimal.

CONDITIONS

1. This Special Use Permit is issued to Alexah Patrick for the operation of a home beauty parlor at 2337 W. Zora Avenue.
2. The term of this permit shall be for two (2) years, renewable in January 2021.
3. There shall be no more than one (1) hair-dressing chair in the residence.
4. There shall be no other assistants.
5. Off street parking for two (2) vehicles shall be provided.
6. The hours of operation shall be restricted to 9:00 a.m. to 5:00 p.m., Monday through Friday.
7. Customers will be taken by appointment only.
8. Signs shall be limited to one non-illuminated sign not more than one (1) by (2) feet set at least ten (10) feet north of the south property line and not more than six (6) feet above grade.
9. Compliance with all provisions of Code of State Regulations, Title 20 – Department of Insurance, Financial Institutions, and Professional Registration, Division 2085 – Board of Cosmetology and Barber Examiners, Division 2090 – State Board of Cosmetology.
10. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.

11. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
12. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 044-18.

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.: 044-18
Filing Fee: ~~$450.00~~ $500.00
Date Advertised: 11-30-18
Date Notices Sent 11-27-18
Public Hearing Date: 12-10-18

APPLICANT: Alexah Replogle Patrick PHONE: 417-438-1541

ADDRESS: 2337 Zora EMAIL: alexahpatrick@outlook.com

OWNER: Melvin and Cheryl Karges PHONE: 417-782-1700

ADDRESS: 702 E 34th, Ste 100 Joplin EMAIL: melvinkarges@cableone.net

LOCATION OF PROPERTY: 2337 Zora

LEGAL DESCRIPTION: Lot 3, TC Helm Subdivision being a part of the SW corner of Section 25, Township 28, Range 33

PRESENT ZONING CLASSIFICATION: Residential ACREAGE: 1

PRESENT USE OF PROPERTY: Residential

PROPOSED LAND USE ACTIVITY: Residential with detached beauty shop

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	agriculture	res / agriculture?
South	residential	residential
East	residential w/ special use permit	residential
West	residential	residential

	Yes	No
Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.		
1. Is deemed necessary for the public convenience at that location.	y	
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	y	

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

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

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. y ____

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

Should this special use be valid only for a specific time period? Yes ___ No X
If Yes, what length of time? _____

SIGNATURE: Nevah Patrick DATE: 10/30/18

BY: _____ TITLE: _____

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 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. 9-5
2. Days of Operation. 5
3. Number of Off-street Parking Spaces. 10
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.) 0
5. Number of Assistants or employees. 0
6. Nature of the Business. Home beauty shop
7. Location of the Business. 2337 Zora

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.

My husband and I have recently returned to the Joplin area to live. We have rented my grandparent's former home at 2337 Zora from Dr and Mrs Melvin Karges. My grandparents lived in this home for 42 years with my Grandmother, Helen Johnson, operating a home beauty shop there for 30 years. Dr Karges has given us permission to continue this tradition with city approval.

The house is set back from Zora on a large circle drive with plenty of parking and a large lot and trees serving as a buffer between neighbors to the East and West. To the north is several acres of pasture.

The shop is separated from the house by a large glassed in porch. There is a bath toilet area in the shop. The shop sits empty as my grandmother left it when she closed the business one year ago.



0 100 200 400 600 800 Feet

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N