Z&P Meeting: February 12, 2018
City Council Meeting: March 5, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 004-18 A request for a Special Use Permit (1st Request) for the expansion of a parking lot from 8 spaces to 14 spaces.

LOCATION 1901 New Hampshire

APPLICANT Express Employment Professionals

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Parking Lot	0.23 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-1	C-0	R-1
Land Use	Two-Family Residential	Single-Family Residential	Joplin Supply	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
New Hampshire Avenue	Secondary	60’
19th Street	Secondary	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

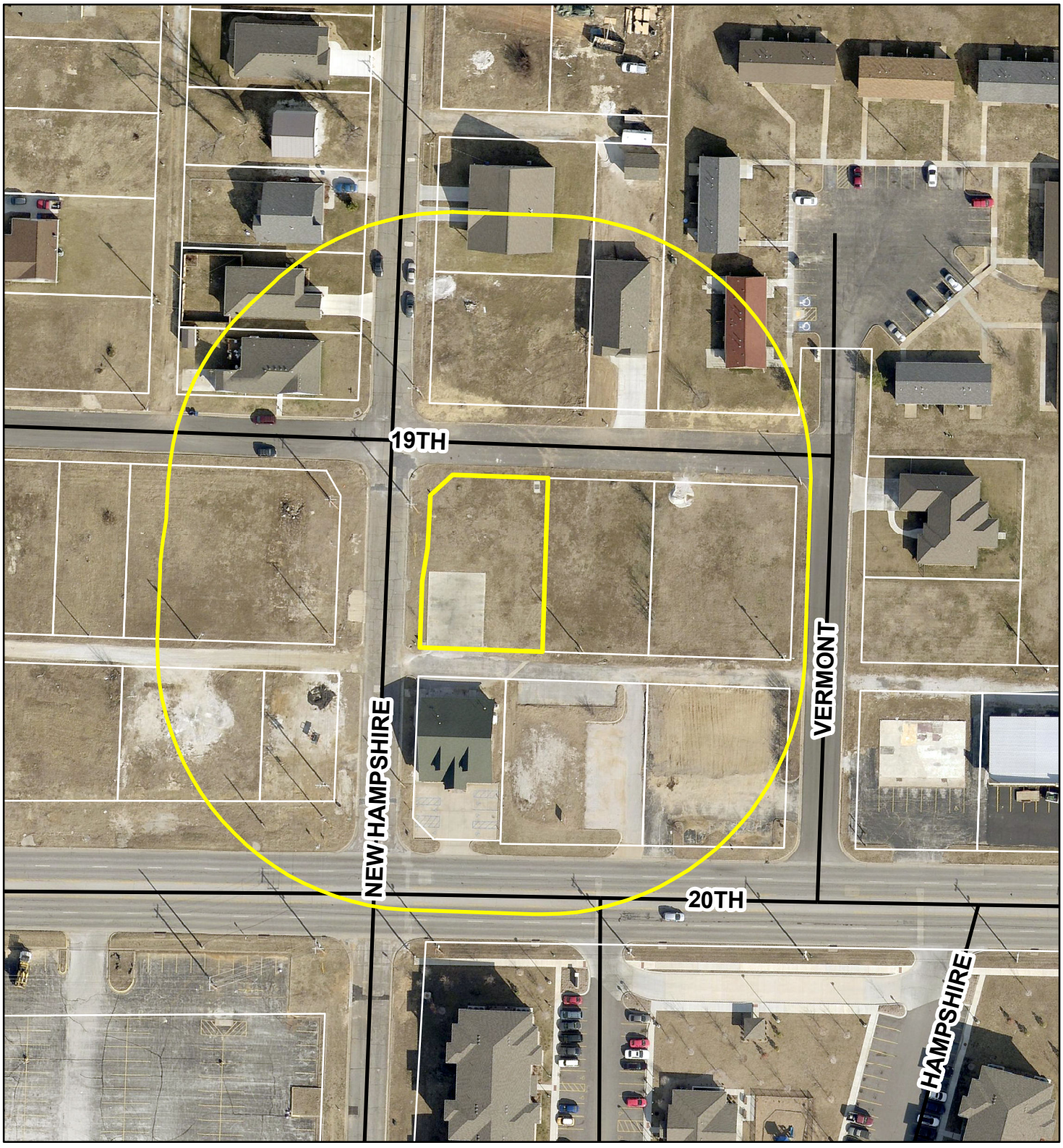
DISCUSSION

This property currently has an existing parking lot of 8 spaces that services Express Employment Professionals, located in the adjacent lot to the South. To accommodate for additional parking, the owner is requesting a Special Use Permit to expand the existing parking lot to be 14 spaces.

CONDITIONS

1. This Special Use Permit is issued to Express Employment Professionals for the expansion of their parking lot at 1901 New Hampshire Avenue.
2. All open off-street parking and loading areas shall be graded with an all-weather material such as asphalt, concrete or double sealcoat.
3. The term of this permit shall be permanent.
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 004-18.



0 65 130 260 390 520

Feet

N

Case 004-18: A parcel located on the Southeast corner of New Hampshire Avenue and 19th Street.
--A request for a Special Use Permit to expand the existing parking lot from 8 spaces to 14 spaces.