Z&P Meeting: March 8, 2021
City Council Meeting: April 5, 2021

STAFF PLANNING REPORT
Special Use Permit

CASE 010-21 A request for a Special Use Permit for the operation of an in-home salon

LOCATION 2131 N Lincoln Ave.

APPLICANT Jeffery S. Burton

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-family Home	Approximately 0.36 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. Lincoln Ave.	Local	26'

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 applicant is requesting a Special Use Permit for the first time with this application for the operation of an in-home salon. The typical hours of operation are from 10 AM to 5 PM by appointment on Thursdays, Fridays, and Saturdays. The facility provides approximately 2 off-street parking spaces and employs 0 assistants or employees other than the homeowner.

CONDITIONS

1. This Special Use Permit is issued to Jeffery S. Burton for the operation of an in-home salon at 2131 N. Lincoln Ave.
2. The permit shall be valid for 2 years upon approval.
3. The hours of operation shall be limited to between 10 A.M. and 5 P.M., Thursdays, Fridays, and Saturdays.
4. Off street parking for at least two (2) vehicles shall be provided.
5. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

RECEIVED
1-6-21

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
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.: 010-21
Filing Fee: $550.00
Date Advertised: 2-21-21
Date Notices Sent 2-22-21
Public Hearing Date: 3-8-21

APPLICANT: Jeffery S. Burton PHONE (417) 437-9452

ADDRESS: 2131 N. Lincoln Ave. EMAIL: Burtonjeffery@gmail.com

OWNER: SAME PHONE: SAME

ADDRESS: SAME EMAIL: SAME

LOCATION/ADDRESS OF PROPERTY: 2131 N. Lincoln Ave.

PRESENT ZONING CLASSIFICATION: R ACREAGE: _____

PRESENT USE OF PROPERTY: Home

PROPOSED LAND USE ACTIVITY: In home SALON

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential	
South	Residential	
East	Residential	
West	Residential	

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.	Yes	

Continues on following page

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

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

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

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. YES ____

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

Should this special use be valid only for a specific time period? Yes ✓ No ____
If Yes, what length of time? 2 YEARS

ATTACHMENTS REQUIRED:

1. One copy of a legal description of the property on which the use is to be located (deed or certified survey).
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)

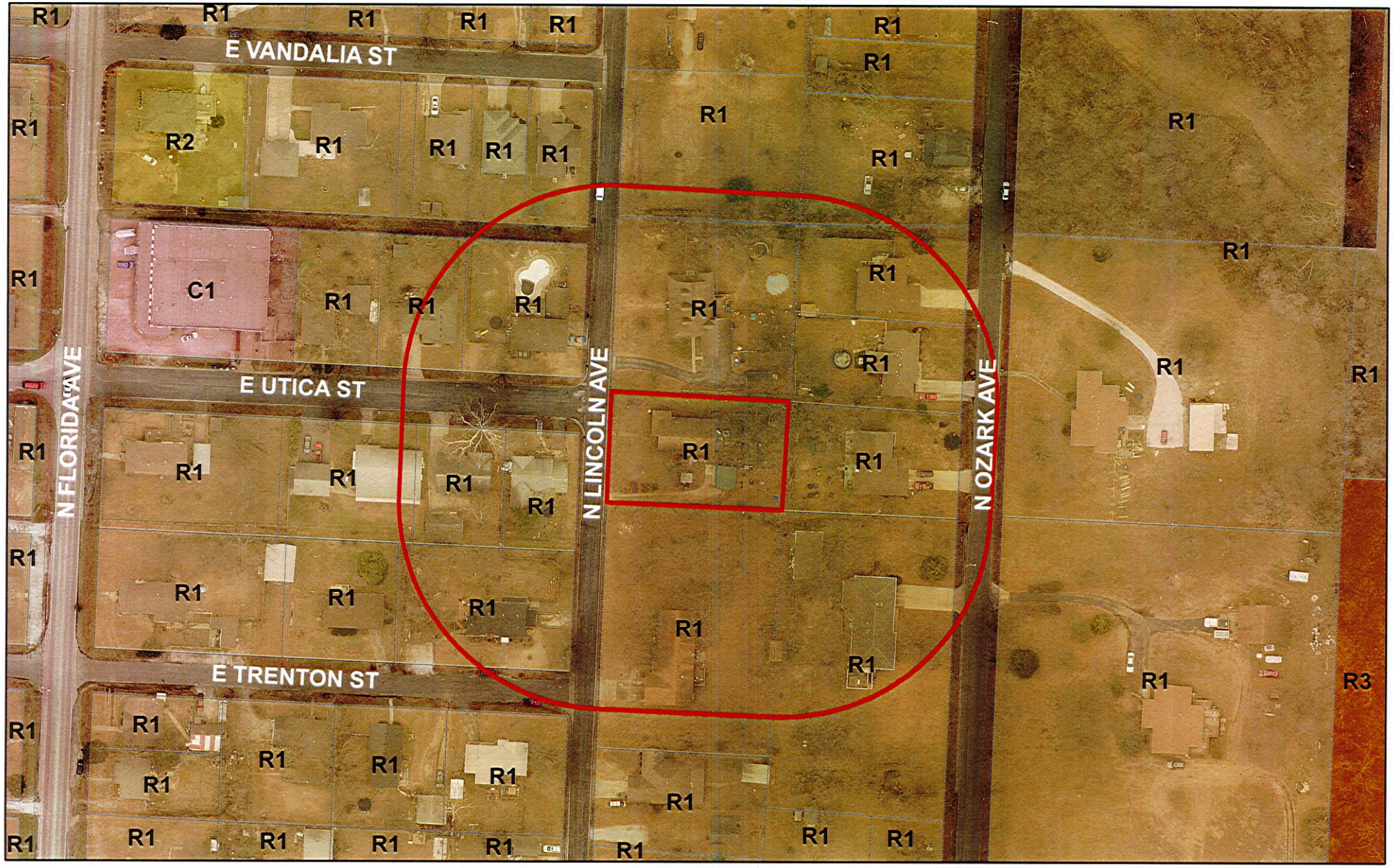
1. Hours of Operation: Appointment only 10-5
2. Days of Operation: Thursday, Friday, Sat
3. Number of Off-street Parking Spaces: ____
4. Signs (Generally signs are limited to one sign not larger than one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line): yes
5. Number of Assistants or Employees: Ø
6. Nature of the Business: Salon
7. Location of the Business: 2131 N. Lincoln Ave.

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: Jeffery A Burt DATE: 1-6-21

BY: ____ TITLE: ____

Case 010-21: 2131 N. Lincoln Ave.



Case 010-21: 2131 N. Lincoln Ave. - A request for a Special Use Permit for the operation of an in-home salon – Jeffery S. Burton

Joplin City Limits

0 62.5 125 250 375 500 Feet

N