Special Use Permit Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 017-25
Filing Fee: $600.00
Received: 3/18/25
Date Advertised: _____
Proj. No.: 25-29
Public Hearing Date: 5/12/25

Applicant: SKS LLC
Phone No.: Sally - 417-483-6484 Steve - 417-540-2800

Address: 2601 Wisconsin Ave Joplin 64804
Email: opensky524@gmail.com

Owner: _____
Phone No.: _____

Address: _____
Email: hstevew58@gmail.com

Location of Property: 3105 Wisconsin

Present Use of Property: empty Lot

Proposed Use of Property: 2- Duplexes

Current Zoning: C-1
Acreage: _____

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	residential	
South	Commercial	
East	residential	
West	residential & commercial	

Character of the Neighborhood: _____

Instructions:
The following checklist is to be completed **by the applicant**. Please indicate whether the following standards are met, in the applicant's opinion. A separate sheet explaining how each standard is met **must** be included with the application.

Yes	No	
☐	☐	Is deemed necessary for the public convenience at that location.
☒	☐	Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
☒	☐	Is found to be generally compatible with the neighborhood in which it is proposed.
☒	☐	Will comply with the height and area regulations of the district in which it is located unless specifically granted.
☒	☐	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 injurious effect.
☒	☐	Adequate utility, drainage, and other such necessary facilities have been or will be provided.
☐	☒	Should this Special Use Permit be valid only for a specific time period?

If yes, what length of time?_____

Operational Information:
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):

Hours of Operation: N/A

Days of Operation: N/A

Number of Off-street Parking Spaces: N/A

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): _____

No Signs

Number of Employees and/or Assistants: None

Nature of Business: 2- Duplexes

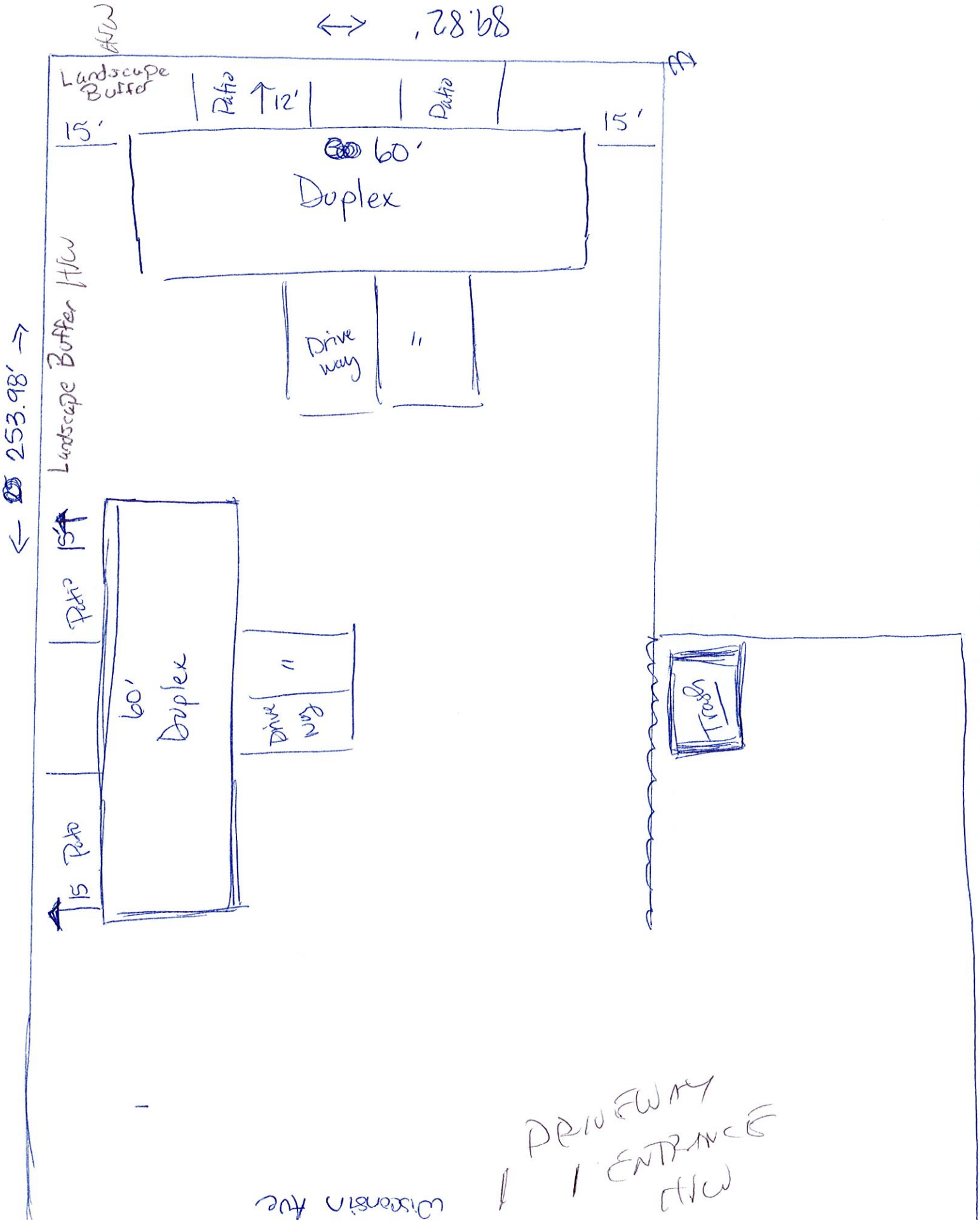
Submission of Documents: The following documents are **required** at time of submission.

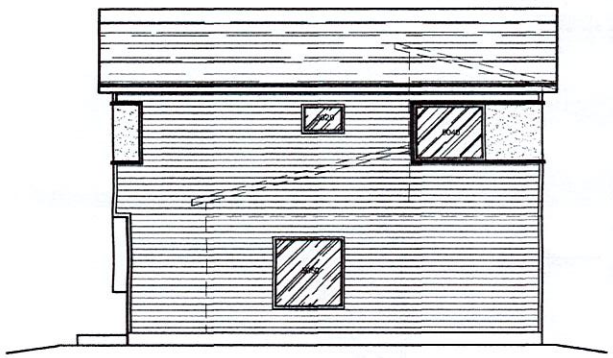
Yes	No	
☒	☐	Completed and signed application.
☒	☐	Legal description of the property from a deed or certified survey. Must be legible.
☒	☐	Additional sheet explaining how the above criteria are met.
☐	☐	One copy of the necessary descriptive material related to the intensity and extent of the proposed 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.
☐	☐	One copy of a site plan of the property showing location of off-street parking and any required screening, location of the structure(s) or proposed structure(s), access to the site from public right-of-way, and any other information requested by staff, the Planning & Zoning Commission, or City Council.

Violation of any condition as part of an approved Special Use Permit will cause a complaint to be filed with the Municipal Court and the Permit to be suspended immediately requiring reapplication.

Applications that are incomplete or missing required documents will **not** be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

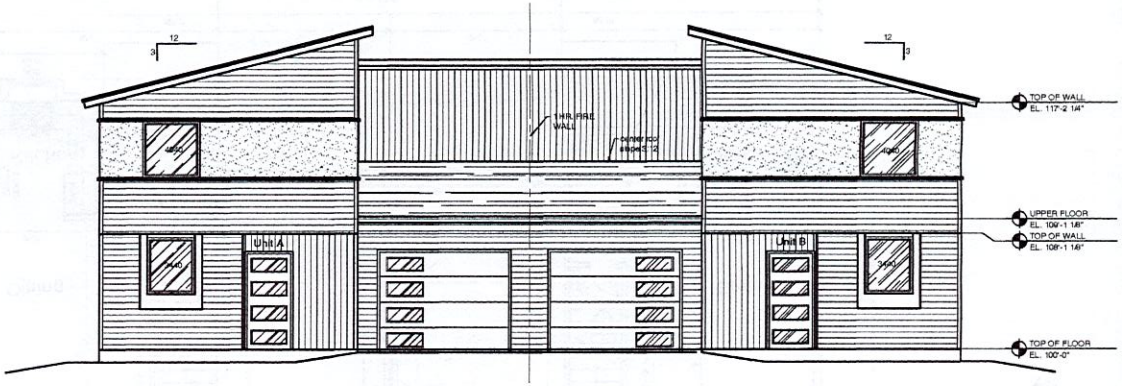
Signature: Sally Ro **Date:** _____


Landscape Buffer
15'
Patio
12'
Patio
15'
60'
Duplex
Drive way
11'
Landscape Buffer HCW
253.98'
Patio
15'
60'
Duplex
Drive way
11'
Patio
15'
Trees
Wisconsin Ave
DRIVEWAY ENTRANCE
HCW



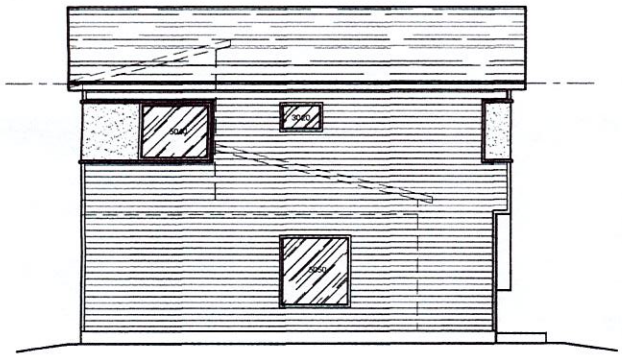
Side Elevation

Scale: 1/4" = 1'-0"



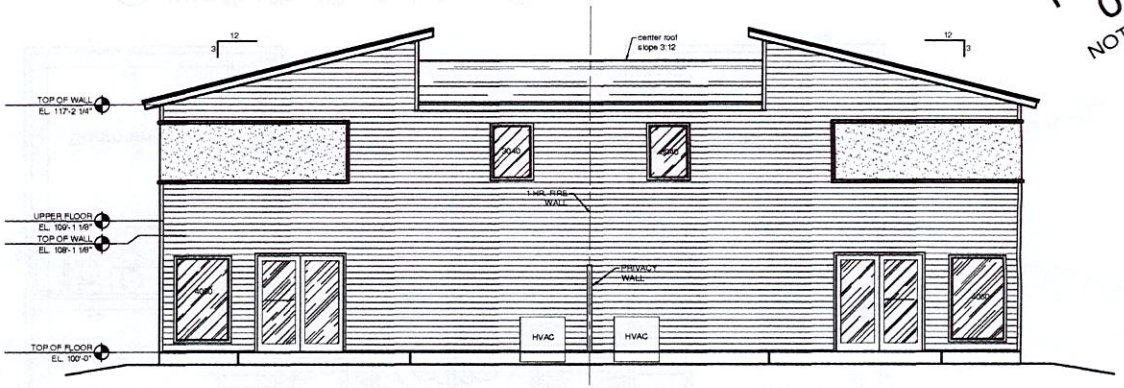
Front Elevation

Scale: 1/4" = 1'-0"



Side Elevation

Scale: 1/4" = 1'-0"



Back Elevation

Scale: 1/4" = 1'-0"

Conceptual

REVISED

TEAM 6 ARCHITECTURE, LLC
5526 West 32nd Street
Joplin, Missouri 64804

T6A

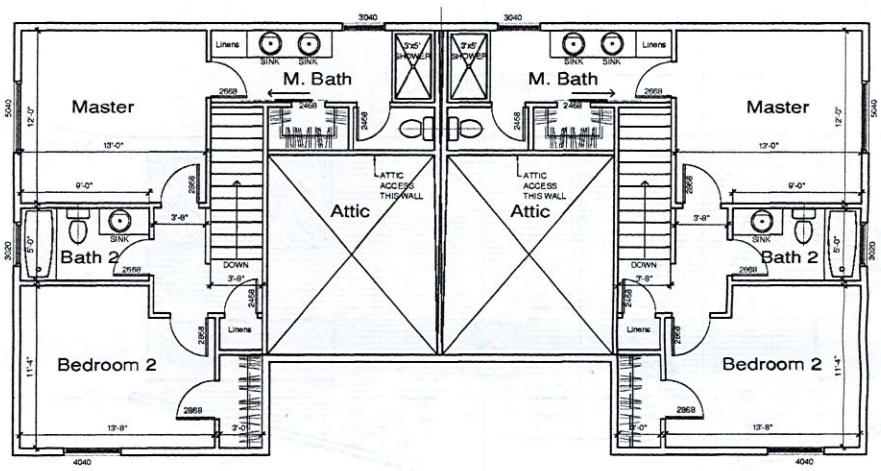
PRELIMINARY
03/11/2025
NOT FOR CONSTRUCTION

Team 6 Architecture, LLC
Missouri
Certificate of Authority
A-2011029661

A New Construction Project
Duplex
3105 S. Wisconsin
Joplin, Missouri
Sally Robinson

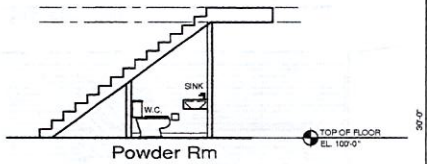
DRAWN BY
CHECKED BY
DATE
March 2025
SCALE
As Indicated
JOB NUMBER
202509
Renovation
Floor Plan

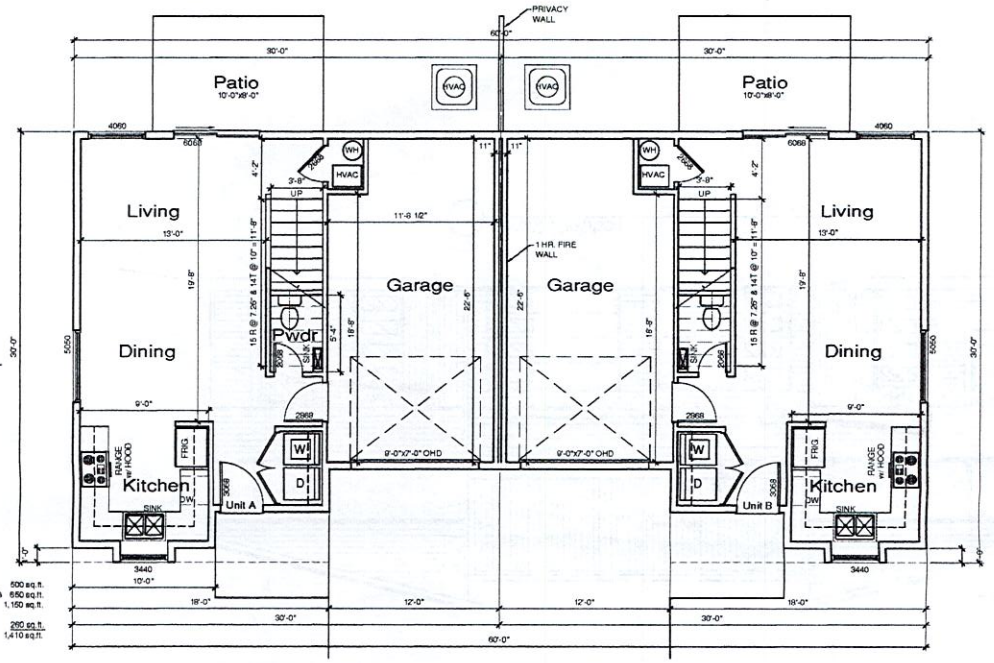
A1.2



Upper Floor Plan 650 sq.ft. / Unit

Scale: 1/4" = 1'-0"





AREA / UNIT:

MAIN FLOOR LIVING	500 sq.ft.
UPPER FLOOR LIVING	650 sq.ft.
LIVING TOTAL	1,150 sq.ft.
GARAGE	260 sq.ft.
UNIT TOTAL	1,410 sq.ft.

Main Floor Plan 500 sq.ft. / Unit

Scale: 1/4" = 1'-0"

REVISED

TEAM 6 ARCHITECTURE, LLC
5636 West 32nd Street
Joplin, Missouri 64804
P 417.622.4537 F 417.622.4523
architecture@team6.us

T6A

PRELIMINARY
03/11/2025
NOT FOR CONSTRUCTION

Team 6 Architecture, LLC
Missouri
Certificate of Authority
A-2011009466.1

A New Construction Project
Duplex
3105 S. Wisconsin
Joplin, Missouri
Sally Robinson

DRAWN BY
CHECKED BY
DATE
March 2025
SCALE
As Indicated
JOB NUMBER
202509
Floor Plan

Conceptual

A1.1

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made this 29 day of January, 2025, by and between **HOWARD STEVEN WILLIAMS, TRUSTEE OF THE HOWARD STEVEN WILLIAMS LIVING REVOCABLE TRUST DATED 5/4/2005**, of the County of Jasper, State of Missouri, (hereinafter referred to as **"First Party/Grantor"**) and **SKS, LLC, a Missouri limited liability company** (hereinafter referred to as **"Second Party/Grantee"**). The current mailing address of Second Party, the taxpayer to whom assessment notices, tax bills and other correspondence are to be sent respecting the real estate described in this instrument, is: 2601 Wisconsin Avenue, Joplin, Missouri 64804.

W I T N E S S E T H:

WHEREAS, First Party is the duly appointed, qualified and acting Trustee under the Howard Steven Williams Living Revocable Trust dated May 4, 2005 (the "Trust"); and

WHEREAS, the Trustee is authorized by the Trust to sell or otherwise dispose of Trust assets, including, but not limited to, real property.

NOW, THEREFORE, First Party, for and in valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the above described power and obligation to convey, does by these presents hereby GRANT, BARGAIN, SELL AND CONVEY unto Second Party, its successors, heirs and assigns, all of its interest in and to the following described tract of land, situate in Jasper County, Missouri, to-wit:

ALL OF LOT NUMBERED SEVEN (7) EXCEPT THE SOUTH 20 FEET OF THE WEST 120 FEET AND EXCEPT THE EAST 134 FEET OF THE SOUTH 60 FEET, AND ALL OF LOT NUMBERED EIGHT (8) IN BARBEE'S GARDEN ACRES, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities to the same belonging unto the above Second Party and its successors, heirs and assigns FOREVER; the First Party as Trustee aforesaid, hereby covenanting on behalf of the Trust estate that he as Trustee or his successors in trust will, out of the estate, warrant and defend the title to the premises to the extent herein conveyed to Second Party, its successors, heirs and assigns forever, against the lawful claims and demands of all persons whomsoever, except taxes for the year 2025 and thereafter, covenants, easements, restrictions and encumbrances of record.