Z&P Meeting: May 13, 2024
City Council Meeting: June 3, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 022-24 A request for a Special Use Permit to operate a dog salon/kennel.

LOCATION 407 N Schifferdecker Ave

APPLICANT Shelby and Nathan Janssen

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 (Neighborhood Commercial)	Animal Care - Limited	Approximately .60 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2 PD	R-1	C-1	R-1
Land Use	Multi-tenant commercial building	Single-family home	Single-family home	Church

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Schifferdecker Ave	Arterial	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. The applicant would like to expand their existing use and offer overnight, indoor, kenneling services to their clientele. This use is not permitted in C-1; however, it is allowed with a special use permit.

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

Yes, any outdoor areas where animals will be roaming/running will be effectively screened to provide sound disruption for the surrounding neighbors and to reduce any external stimuli that may excite the dogs being cared for.

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

Yes, as long as the specific use standards are followed for this operation (screening the dog run/outdoor dog area, making sure it is setback at least 50 feet from all residential buildings), then this use will be compatible with the neighborhood.

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

The existing building will remain. It is compatible with the requirements of the C-1 development standards. The applicant will either build an addition or a new detached building that will meet the design requirements for the C-1 district.

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.

Off-street parking will be provided at the rate required for the use. Because there is an addition, site improvements regarding landscaping will be required to make this site compliant with the new zoning code.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Utilities are presently in place. Detention will be either provided or the stormwater buyout option will be utilized in lieu of a detention pond.

DISCUSSION

The applicant currently has an animal salon business at this location. This use is permitted in the C-1 District. However, they wish to expand the use to include indoor, overnight, commercial kenneling. This use is only allowed in a C-3 District through the granting of a special use permit.

The requested special use permit will allow them to operate an overnight kennel. They will be subject to all of the specific use standards for Kennels, which is located in Article 4 of the Joplin Development Code, under the Specific Use Standards.

CONDITIONS

1. This Special Use Permit is issued to Shelby and Nathan Janssen for the operation of an overnight indoor dog kennel at 407 N Schifferdecker Ave.
2. The term of this permit shall be permanent.
3. Off-street parking shall be provided at the required rate according to Table 7-03 of the Joplin Development Code.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times (Specifically the Specific Use Standards for Kennels).
5. Any other conditions set by the City Council of Joplin.

ENCLOSURES

- Applicant Materials
- Map