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.: 022-24
Filing Fee: ~~$550.00~~ 600.00
Received: 4-4-24
Date Advertised: _____
Proj. No.: 24-075
Public Hearing Date: 5-13-24

Applicant: Shelby + Nathan Janssen Phone No.: 417-396-7914

Address: 2908 W 17th St/Joplin, MO 64801 Email: shelbyjoh7@gmail.com

Owner: same Phone No.: _____

Address: same Email: _____

Location of Property: 407 N. Schifferdecker

Present Use of Property: Dog Salon-grooming

Proposed Use of Property: Addition of facility for doggie daycare + boarding

Current Zoning: C1 Acreage: .61 acres

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Comm-(vacant)	M2-PD
South	Residential	C1
East	Residential	R1
West	Vacant	C1

Character of the Neighborhood: Mixture of residential + commercial

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: Daycare M-F 7AM-6PM / Boarding 24/7/365

Days of Operation: Daycare M-F / Boarding M-Su

Number of Off-street Parking Spaces: 6

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): _____

Number of Employees and/or Assistants: 2-4

Nature of Business: Doggie Daycare + Boarding

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: Shelby J. Jansen **Date:** 4/4/2024

Is deemed necessary for the public convenience at that location.

Boarding is frequently requested and offered at some grooming locations so it could be considered a convenience for my clientele and for a lot of Joplin residents who are currently utilizing out-of-town services.

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

Exterior privacy fencing 8' in height will be constructed on east side of property extending westward 25' on the north and south boundaries. 8' high, commercial grade chain link will be utilized elsewhere.

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

Pre-engineered metal building with code-compliant design will be constructed. This facility will enhance the aesthetics of this neighborhood.

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

Will be in full compliance with any and all codes.

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.

Ample customer parking already exists on the property. Exterior privacy fencing 8' in height will be constructed on east side of property extending westward 25' on the north and south boundaries. 8' high, commercial grade chain link will be utilized elsewhere.

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

Yes, will include any and all recommended features for compliance.

Should this Special Use Permit be valid only for a specific time period?

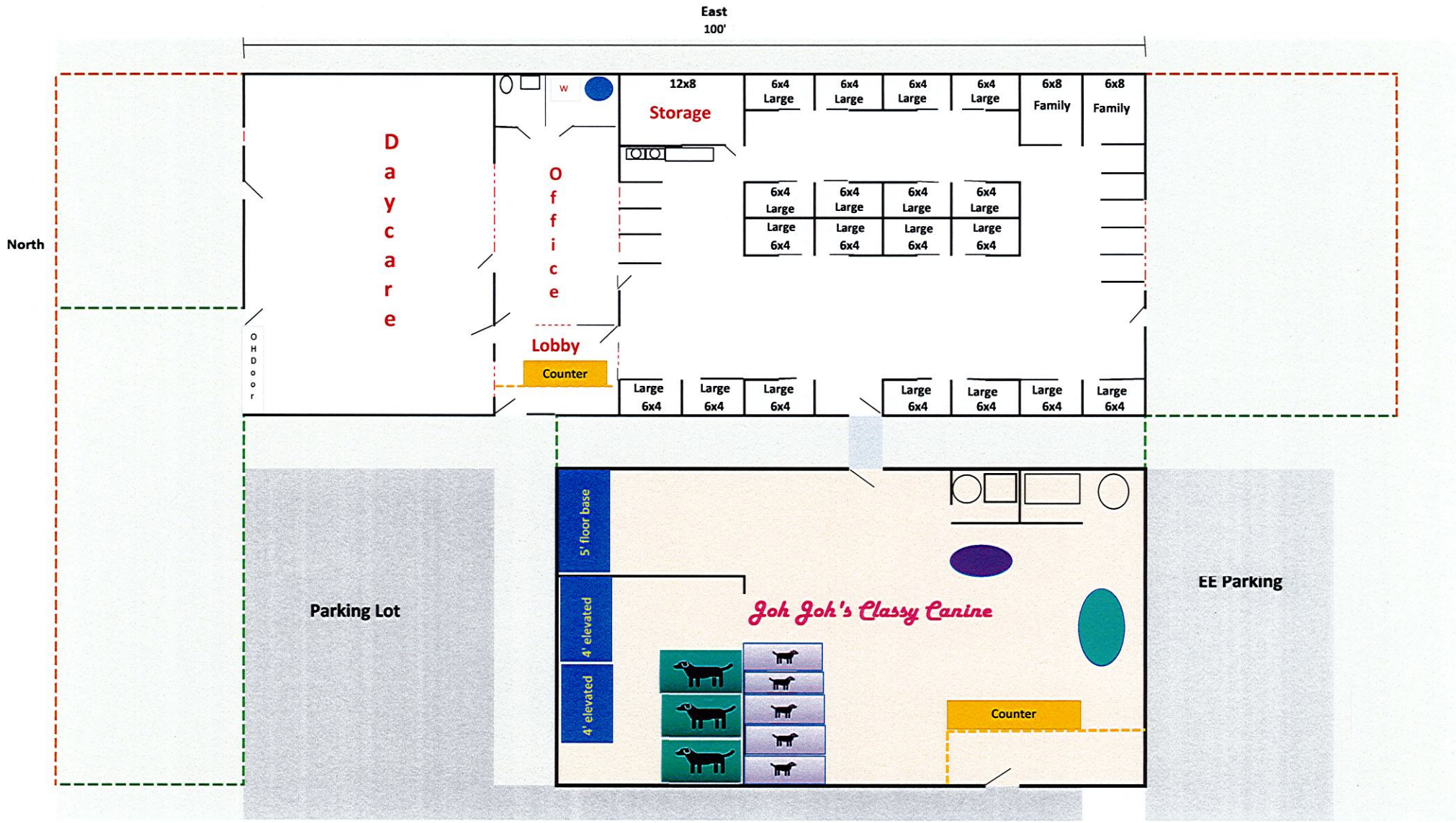
Request is for permanency.

Legal description of the property from a deed or certified survey. Must be legible.

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ALL OF THE NORTH 211 FEET OF MISC TRACT NUMBERED TWENTY-THREE (23) IN SECTION 4,

TOWNSHIP 27, RANGE 33 IN THE CITY OF JOPIN, JASPER COUNTY, MISSOURI


East
100'
North
Daycare
Office
W
12x8
Storage
6x4 Large
6x8 Family
Lobby
Counter
OH Door
Large 6x4
5' floor base
4' elevated
4' elevated
Joh Joh's Classy Canine
Counter
Parking Lot
EE Parking