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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 023-24 A request for a Special Use Permit to operate a coffee shop.

LOCATION 204 N Jackson Ave

APPLICANT Unity Church of Joplin/Bearded Lady Coffee Co.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3 (Multi-Family Residential)	Church	Approximately .40 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-2	R-2
Land Use	Single-family home	Single-family home	Single-family home	Single-family home

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Jackson Ave	Collector	60′
W A St	Local	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

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

To protect and conserve the heritage of Joplin's historic residential neighborhoods, under Council Bill No. 2007-276, the City allows for the operation of low scale commercial uses in a residential district with a historic designation, by obtaining a special use permit.

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

Yes, there will be no exterior modifications to the existing church building or site (besides alterations on the ADA ramp and parking), that would impede the residential character of this neighborhood.

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

Yes, the change in use is compatible with the neighborhood. The change in use should not add a significant increase in traffic, and there is more than enough off-street parking provided.

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

The existing building will remain and is permitted in the R-3 District. No modifications to the outside appearance of the structure will be made.

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. There are no plans to alter the parking area that is presently provided for the church.

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

Utilities are presently in place. No utility or drainage improvements will be necessary.

DISCUSSION

Unity Church of Joplin is intending to lease and/or sell the property to Bearded Lady Coffee Co., so that they may operate their coffee shop at this location. There will be a small kitchen, and Bearded Lady Coffee Co. will operate the café by repurposing the existing church.

The City allows for special use permits to be granted to residential locations for low-intensity commercial uses, to protect historical properties that would otherwise be lost. Unity Church of Joplin is a locally designated historic landmark.

CONDITIONS

1. This Special Use Permit is issued to Bearded Lady Coffee Co. for the operation of a coffee shop at 204 N Jackson 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.
5. Structures that are located in a residentially zoned district shall be part of a historic district or designated a historic landmark.
6. Approval of the commercial use will not alter the historic district or historic landmark in a way that detracts from its uniqueness.
7. Any other conditions set by the City Council of Joplin.

ENCLOSURES

- Applicant Materials
- Map