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. 023-24
Filing Fee: $600.00
Received: 4/5/24
Date Advertised: _____
Proj. No.: 24-077
Public Hearing Date: 5/13/24

Applicant: ADAM FRANCIS Phone No.: 417-621-1510

Address: 2131 S OZARK AVE JOPLIN MO 64804 Email: BEARDEDLADY ROASTERS@GMAIL.COM

Owner: UNITY CHURCH OF JOPLIN Phone No.: _____

Address: 204 N JACKSON AVE JOPLIN MO 6480 Email: _____

Location of Property: 204 N JACKSON AVE JOPLIN MO 64801

Present Use of Property: CHURCH

Proposed Use of Property: COFFEE SHOP

Current Zoning: R-3 Acreage: .43 AC

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	RESIDENTIAL	R-2
South	RESIDENTIAL	R-2
East	RESIDENTIAL	R-2
West	RESIDENTIAL	R-2

Character of the Neighborhood: OLDER RESIDENTIAL / MULTIFAMILY NEIGHBORHOOD.
BUILDING SITS ON CORNER LOT.

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? PERPETUAL

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: 7AM - 8PM

Days of Operation: MON - SUN

Number of Off-street Parking Spaces: 20 (2 ADA)

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): CURRENT MONUMENT SIGN WOULD BE REUSED BY COFFEE SHOP.

Number of Employees and/or Assistants: 12

Nature of Business: COFFEE SHOP/COFFEE ROASTING - SERVING LIMITED FOOD MENU AND VARIOUS BEVERAGES, EVENTS.

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STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

SEAL

Donna Grove

RECORDER OF DEEDS

Corporation Warranty Deed

THIS INDENTURE, Made and entered into this 1st day of March, 2012, by and between

Rental Investments of SW Missouri, LLC, A Missouri Limited Liability Company

a corporation duly organized under the laws of the State of Missouri, hereinafter **GRANTOR,** and

Unity Church of Joplin, Missouri, A Missouri Not-for-Profit Corporation
hereinafter referred to as **GRANTEE,** whether one or more.
(Grantee's mailing address is 204 N. Jackson, Joplin, MO 64801)

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described Real Estate, situated in the County of **NEWTON** and State of Missouri, to wit:

All of Lots Numbered One Hundred Sixty-four (164), One Hundred Sixty-five (165) and One Hundred Sixty-six (166) in WILSON & HUTTON'S 2ND ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that Grantor will WARRANT AND DEFEND the title to the premises unto Grantee, and to the successors and assigns of such forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Managing Member the day and year first above written.

Rental Investments of SW Missouri, LLC, a Missouri Limited Liability Company

By: Robert L Baldwin, Member

Robert L. Baldwin, Member

12-39701 ABBEV.

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STATE OF Missouri)
)ss
COUNTY OF Jasper)

On this 1st day of March, 2012, before me, appeared Robert L. Baldwin, to me personally known, who being by me duly sworn, did say that he is the Member of Rental Investments of SW Missouri LLC, A Missouri Limited Liability Company, and that said instrument was signed in behalf of said Limited Liability Company by authority of its Members and Robert L. Baldwin acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office, the day and year first above written.

Brenda R Reynolds

BRENDA R. REYNOLDS
Notary Public - Notary Seal
State of Missouri, Jasper County
Commission # 10429341
My Commission Expires Aug. 18, 2014

17.25
9.75
Abbey 27CK

Special Use Permit Supporting Document

204 N Jackson Ave
Joplin, MO 64801

- Is deemed necessary for public convenience at that location.
    - This location will provide walkable access to the coffee shop to many within the neighborhood. This will also provide an easily accessible location for those who will need to drive to get to the property just 7 blocks west of Main Street.
- Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.
    - The operating hours and nature of the business will not impede the livelihood of the surrounding residents. No drive-thru, with many patrons entering and remaining at the facility for a period of time to study and/or meet.
- Is found to be generally compatible with the neighborhood in which it is proposed.
    - This use will provide the area with a neighborhood coffee shop and light restaurant, with operating hours which would not impede the livelihood of the surrounding residents. Public Neighborhood meeting on March 5, 2024 did not have opposition.
- Will comply with the height and area regulations of the district in which it is located unless specifically granted.
    - No changes to the footprint or elevation of the current building, built in 1911.
- 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.
    - Coffee shop will use private parking lots already in use by Unity Church. Private lot to the north of the building currently has a landscape buffer separating the parking lot from the residence to the north.
- Adequate utility, drainage, and other such necessary facilities have been or will be provided.
    - Currently operating church building. Any necessary upgrades for the proposed use will be in place.

Special Use Permit Supporting Document

204 N Jackson Ave
Joplin, MO 64801

- Intensity and Extent of Proposed Use
  - Coffee Shop and Restaurant operating from 7am-8pm
  - Sales expected to increase 3-4x current location averages, allowing Bearded Lady to continue to grow and serve our community in a greater way.
  - Most congestion to occur between 8am-10am, with an average of 30-40 cars per hour each morning. With about half of these cars being "to-go" orders, this would result in the parking lot being 75-100% full for those hours in the morning.
  - Fully operational Ansul system is already in place in the kitchen.
  - Proposed use should not negatively impact the surrounding properties, rather will provide an increase in value as the subject property will also have an increase in value.
  - Proposed use will benefit City of Joplin by allowing a local business owner to increase their business and revenue, also providing the City with increased sales tax revenue far above the current amount generated by this business.

Site Plan with Proposed Parking

204 N Jackson Ave

Joplin, MO 64801



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: _____ **Date:** 4/5/24

STATE OF _____)
) ss.
COUNTY OF _____)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Unity Church of Joplin (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____ Deed Attached _____ (legal description) more commonly known as 204 N Jackson Ave. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Adam Francis to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: 4-5-24

Michele Grieb
Signature of Owner

_____
Signature of Owner

Michele Grieb
Printed Name

_____
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 5th day of April, 2024

Elizabeth Ann Black
Notary

My commission expires: 9-29-2024

ELIZABETH ANN BLACK
Notary Public - Notary Seal
STATE OF MISSOURI
County of Newton
My Commission Expires: Sept. 29, 2027
Commission #15450883

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Managing Member the day and year first above written.

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By: Robert L Baldwin, Member

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Notary Public - Notary Seal
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