Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

# STAFF PLANNING REPORT
## Special Use Permit

**CASE 017-18** A request for a Special Use Permit (1st Request) for the operation of a parking lot

**LOCATION** 2935 E. 18th Street

**APPLICANT** Trish Draper

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**EXISTING CONDITIONS**

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Parking Lot | 0.27 acres |

**SITE CONTEXT**

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | C-O | C3-PD | R-1 |
| Land Use | Parking Lot | Medical Spa | Strip Mall | Undeveloped |

**TRANSPORTATION**

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| 18th Street | Secondary | 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**

**DISCUSSION**

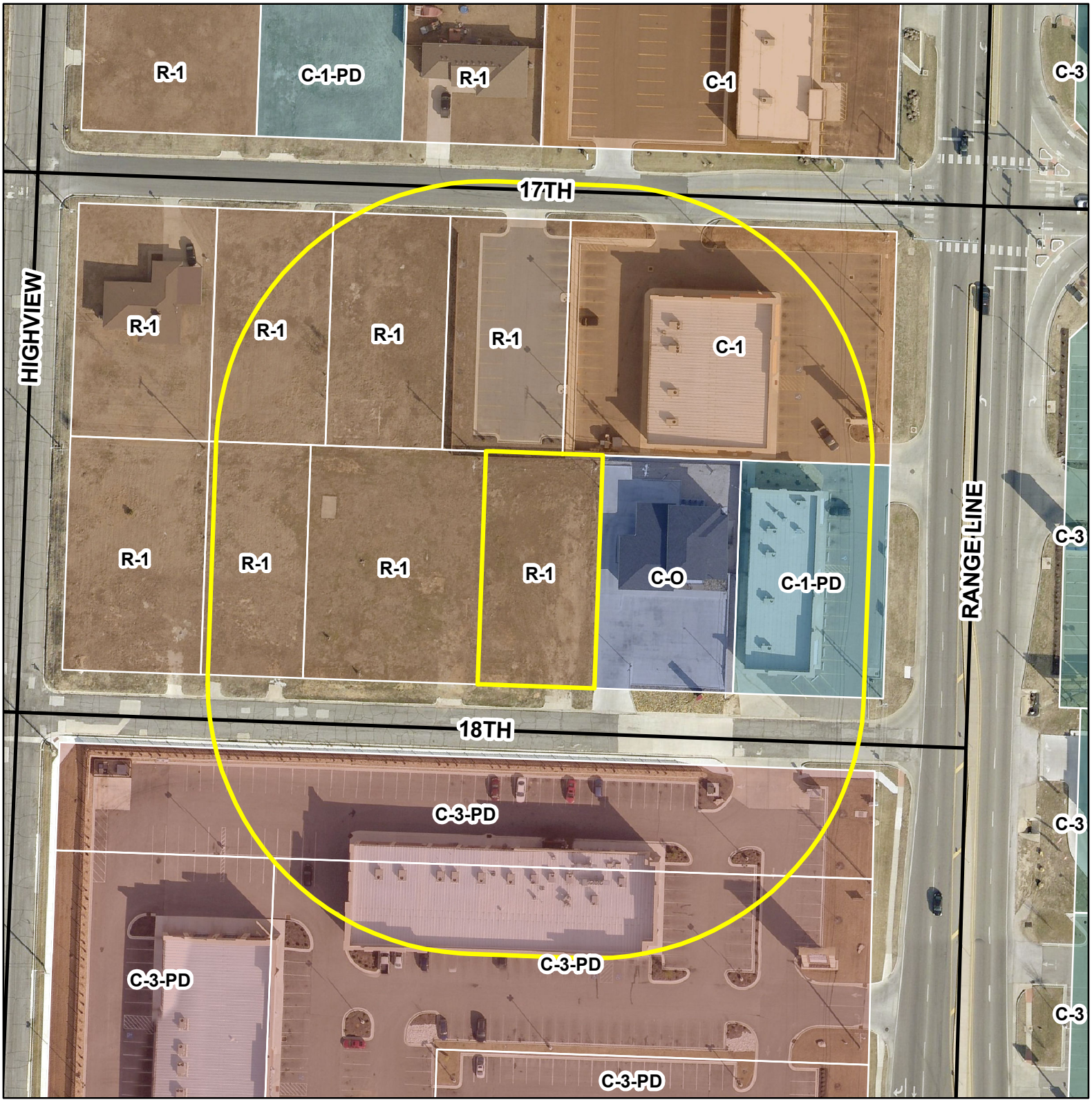
The adjacent property to the North already operates as a parking lot. The property to the East has an operational spa, which has limited parking for customers. To accommodate for additional parking, the owner is requesting a Special Use Permit.

The proposed parking lot would be directly North of existing retail stores across the street.

**CONDITIONS**

1. This Special Use Permit is issued to Trish Draper for the operation of a parking lot at 2935 E. 18th Street.
2. All open off-street parking and loading areas shall be graded with an all-weather material such as asphalt, concrete or double sealcoat.
3. The term of this permit shall be permanent.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

*Staff recommends approval of Case 017-18.*




0 75 150 300 450 600 Feet

Case 017-18: 2927 E. 18th Street -- A request for a Special Use Permit for the operation of a parking lot -- Trish Draper

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