City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 3, 2015

Item: RESOLUTION NO. 2015-012
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Resolution
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 7/13/2015

Recommended Action: Planning and Zoning Commission recommended approval for a two-year Special Use Permit by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 017-15: 2312 Utica Street – A request for a Special Use Permit (first request) for the operation of a gallery – Shirley Holly.

STAFF SUMMARY:
The applicant is requesting a Special Use Permit (first request) to operate a gallery in a single-family residential zoning district. This piece of property has local historical designation and, therefore, allows for some commercial uses in residential zoning. Previously, this site was a Phillips 66 gas station built in the late 1920s until it closed in 1959. It reopened as Dale's Barber Shop in 1962 and was designated a local historic landmark in 2007.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Shirley Holly for the operation of a gallery at 2312 Utica Street.
2. The permit shall be valid for two (2) years renewable in July 2017.
3. The commercial use of this property shall not alter the historic landmark in a way that detracts from its uniqueness and shall contribute positively to the historic character of the residential neighborhood.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of the City of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Ron Hart appeared representing the Route 66 Chamber of Commerce based here in Joplin. They represent all the businesses between Chicago and Los Angeles, especially the mom-and-pop businesses. Their goal is to try to get as many properties that are at risk restored. He is speaking on behalf of Shirley Holly, the owner of the property at 2312 Utica Street, and for Len Nordmann, who is interested in purchasing her property.

The property in question is a 1920's era Shamrock Inn. It consisted originally of the historic 1928 Phillips 66 filling station, three cabins, a café, and was on a large property that consisted of a tourist camp with tents and car sleeping, which was common during the 1920's. Only the filling station and a cottage remain at this time.

Len Nordmann, a current resident of California, has shown an interest in this property. Dale Holly, who operated a barbershop there, passed away last year, and it was his desire to see that property still serve a Route 66 purpose.

Mr. Nordmann wishes to purchase the property and move to Joplin and remodel the cottage for his home. He plans to restore the filling station to its 1928 Phillips 66 appearance on the outside. The interior will feature a restoration of Mr. Holly's old Route 66 barbershop with photos and displays of his collection of old barbershop items. The remaining space will feature Mr. Nordmann's studio, with artwork on display and for sale.

Mr. Nordmann travels frequently and will not always be present. When he is away, people can stop and look in the windows to see Mr. Holly's exhibit and the artwork, with a mailbox containing brochures regarding his work and brochures on Joplin. Once the visitors' center for Route 66 is constructed on Broadway, this will be a good opportunity to tell visitors to stop there. Mr. Nordmann will not be selling Route 66 souvenirs, but just mainly meeting people as they travel through and showing his artwork.

Mr. Hart stated about 18,000 visitors come through Joplin annually. The Route 66 Chamber is seeking better signage so people will know the route through Royal Heights is the original route.

PUBLIC COMMENT:
None.