Z&P Meeting: July 13, 2015
City Council Meeting: August 3, 2015

STAFF PLANNING REPORT
Special Use Permit

CASE 017-15: A request for a Special Use Permit (1st Request) for the operation of a gallery.

LOCATION: 2312 Utica Street

APPLICANT: Shirley Holly

REQUESTED USE: Gallery

CORRIDOR: N/A

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1, single-family residential	Residential	1/3 acre

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single family residential	Single family residential	Single family residential	Single family residential

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Euclid Avenue	Collector	50'
Utica Street	Collector	50'

IS OFF STREET PARKING PROVIDED?

Yes.

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

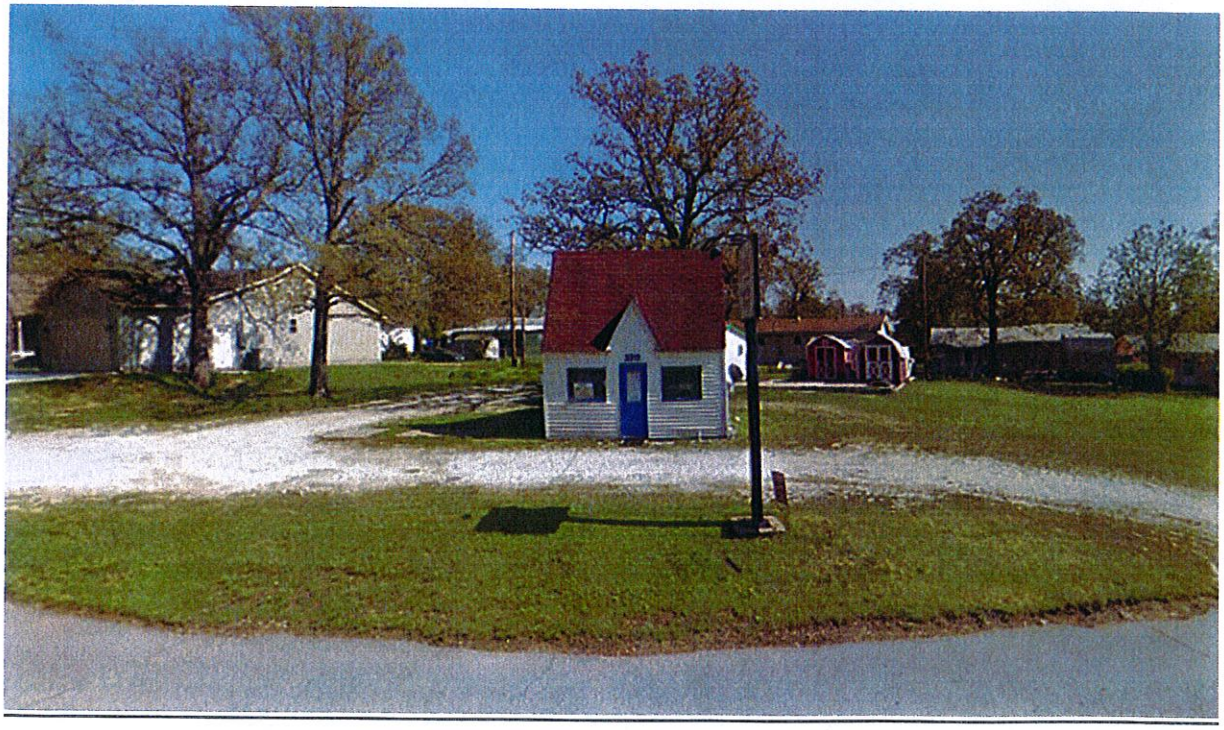
DISCUSSION:

The applicant is requesting a Special Use Permit (1st 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.

CONDITIONS FOR CONSIDERATION:

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.

PICTURE:



Staff recommends approval of Case 017-15.

SPECIAL USE PERMIT APPLICATION

RECEIVED 5-28-15

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 017-15
Filing Fee: $ 350.00
Date Advertised: 6-28-15
Date Notices Sent 6-29-15
Public Hearing Date: 7-13-15

APPLICANT: Shirley M Holly PHONE: 624 7483 C:483 5993

ADDRESS: 2347 Utica ZIP: 64801

OWNER: _____ PHONE: _____

ADDRESS: _____ ZIP: _____

LOCATION OF PROPERTY: 2312 Utica

LEGAL DESCRIPTION: Royal Heights lots 371, 372 & 373 ex E 75' of Lot 373

PRESENT ZONING CLASSIFICATION: R-1 ACREAGE: _____

PRESENT USE OF PROPERTY: Vacant, residential

PROPOSED LAND USE ACTIVITY: Museum & art gallery for travelers of Route 66

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential	R-1
South	Residential	R-1
East	Residential	R-1
West	Residential	R-1

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.	☒	☐
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	☒	☐
3. Is found to be generally compatible with the neighborhood in which it is proposed.	☒	☐
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	☒	☐
5. 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 injurious effect.	☒	☐
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	☒	☐

Should this special use be valid only for a specific time period? Yes ☒ No ☐

If Yes, what length of time? _____

SIGNATURE: Shirley M. Holly DATE: 5-28-15

BY: Shirley M. Holly TITLE: Owner

Attachments Required:

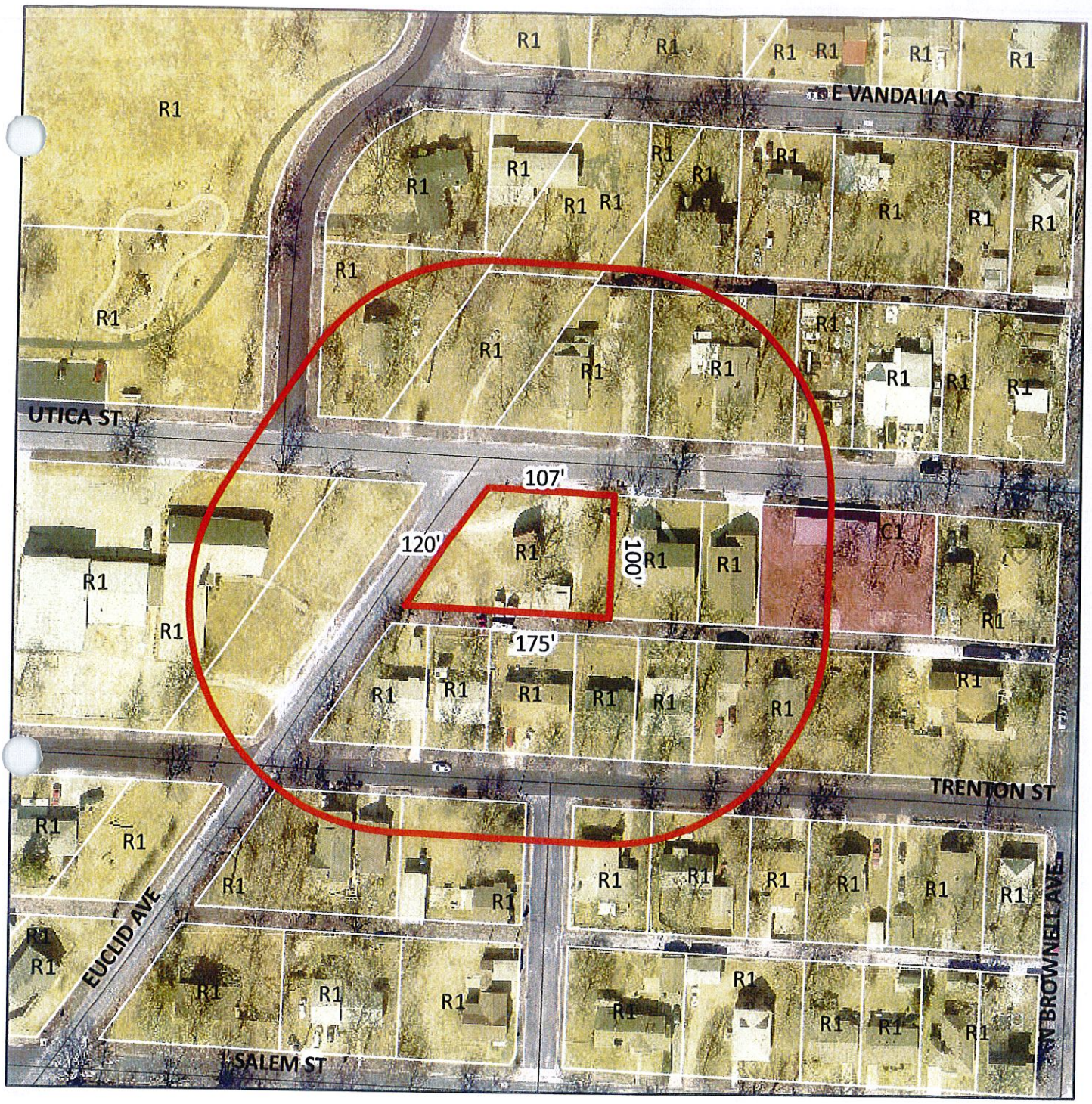
1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may effect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin

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)

1. Hours of Operation. 8 a.m. - 6 p.m.
2. Days of Operation. seasonal & depends on travelers
3. Number of Off-street Parking Spaces. 8
4. Signs (Generally signs are limited to one sign not larger that 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.) 1 - original barbershop sign
5. Number of Assistants or employees. 1
6. Nature of the Business. historic landmark | museum
7. Location of the Business. 2317 Utica

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.

www. dalesold66. homestead. com



0 0.0375 0.075 0.15 Miles

Case 017-15: 2312 Utica Street - A request for a Special Use Permit (1st request) for the operation of a gallery - Shirley Holley.

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

Mr. Eastman opened the public hearing for Case 017-15.

Mr. Ron Hart, 1220 North Range Line Road, Joplin, 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, the party who is interested in purchasing her property.

Mr. Hart stated 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. It is rare to find an old filling station that has not been moved from somewhere else.

Only the filling station and a cottage remain at this time. The cottage was built on the foundation of one of the three cabins that were there. Homes were developed around the property, so only three small lots remain.

Len Nordmann, a current resident of California, has shown an interest in this property. The Route 66 Chamber has tried to find someone to buy the 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 is an artist who has been painting for 35 years and has completed over 2,500 paintings, mostly relating to Route 66. He 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 mounted next to the building with 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. They travel through Royal Heights on the original Route 66, and then from Webb City to Stone's Corner and down Joplin's Main Street. The final route was Range Line Road to Seventh Street and out west. The Route 66 Chamber is seeking better signage so people will know the route through Royal Heights is the original route.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 017-15.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 017-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A TWO-YEAR SPECIAL USE PERMIT BE GRANTED TO SHIRLEY HOLLY, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. DERMOTT BEING ABSENT (6 IN FAVOR, AND 1 ABSENT).