Z&P Meeting: July 8, 2024
City Council Meeting: August 5, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 026-24 A request for a Special Use Permit to operate a home beauty salon.

LOCATION 3502 S Park Ave

APPLICANT Jennifer Hicks

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Single Family Home	Approximately 0.35 acres

SITE CONTEXT

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Park Ave	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.

Jennifer will be able to provide salon services for residents, within the limitations specified in the Special Use Permit. These conditions will restrict the number of visitors and hours of operation as Zoning and Planning Commission and City Council sees necessary, while also providing a service to the neighborhood.

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

Yes, this site will be able to accommodate the expected amount of traffic, and the new building will comply with applicable building and fire regulations.

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

This will be an accessory home business. Home businesses with clientele that come and go as part of the use are required to operate with a special use permit, to ensure that this does not become an undue burden on the neighborhood.

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

Yes, the new building that the applicant plans to build will be required to comply with the zoning and planning development codes. These codes restrict the height of the building, emphasize that materials and design match the existing building, and place setbacks and a maximum footprint on the building. The intent of the design standards is to scale the building as accessory to the primary use, which is single-family residential.

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 is provided with the existing site. There is a 2 car driveway and a 2 car garage. This will accommodate the required 2 off-street parking requirement for the single-family use, along with 2 additional spaces.

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

Jennifer Hicks is requesting to build a detached accessory structure in her backyard, which will house a home beauty salon. The building will be required to follow the Joplin Development Code regulations. She will be requesting to operate her business Monday through Friday from 9AM to 6PM. There will be no other employees or assistants.

Due to the costs associated with the new building, Jennifer is requesting a permanent special use permit.

CONDITIONS

1. This Special Use Permit is issued to Jennifer Hicks for the operation of a home beauty salon at 3502 S Park Ave.
2. The term of this permit shall be permanent.
3. There shall be no more than one (1) hair-dressing chair in the residence.
4. There shall be no other assistants.
5. Off-street parking for two (2) vehicles shall be provided.
6. The house of operation shall be restricted to 9:00 a.m. to 6:00 p.m. Monday through Friday.
7. Customers will be taken by appointment only.
8. Signs shall be limited to one non-illuminated sign not more than one (1) by (2) feet set at least ten (10) feet north of the south property line and not more than six (6) feet above grade.
9. Compliance with all provisions of Code of State Regulations, Title 20 – Department of Insurance, Financial Institutions, and Professional Registration, Division 2085 – Board of Cosmetology and Barber Examiners, Division 2090 – State Board of Cosmetology.
10. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
11. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
12. Any other conditions set by the City Council of Joplin.

ENCLOSURES

- Applicant Materials
- Map