Z&P Meeting: July 10, 2017
City Council Meeting: August 7, 2017

STAFF PLANNING REPORT
Special Use Permit

CASE 022-15: A request for a Special Use Permit (1st Request) for the construction of a parking lot.

LOCATION: 2829 S Joplin Ave.

APPLICANT: Giap and Angela Vu, Hunan Garden

REQUESTED USE: Parking Lot

CORRIDOR: N/A

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R1	Vacant, Residential	.137 acres

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R1	C3	R1	R1
Land Use	Single family residential	Hunan Garden	Single Family Residential	Vacant, Residential

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
29th Street	Secondary	50 feet
Joplin Ave.	Collector	60 feet

IS OFF STREET PARKING PROVIDED?

No. The requested use will provide parking.

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

No.

DISCUSSION:

The applicant is requesting a permanent Special Use Permit to construct a parking lot at 2829 S. Joplin Ave. This is to provide parking for Hunan Garden, an adjacent commercial business. The City of Joplin Zoning Code allows parking lots in residential areas with a special use permit.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to Giap and Angela Vu for the construction and use of a parking lot at 2829 S. Joplin.
2. The permit shall be permanent.
3. The parking lot shall be screened from residential areas using a landscape buffer in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. The parking lot shall be dust-free in accordance with Section 29A-1902 C. of the City of Joplin's Zoning Code. Specifically: "All open off-street parking and loading areas shall be graded and paved with an all-weather material such as asphalt, concrete, or double sealcoat."
5. All regulations as stated in Appendix 29-A (Zoning Code), and more specifically Article 19 (Off-Street Parking and Loading Regulations), of the Joplin Municipal Code shall be followed always.
6. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 022-17.



Case 022-17: 2829 S Joplin Ave - A request for a Special Use Permit (1st Request) for the construction of a parking lot - Giap and Angela Vu.

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