City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 6, 2016

Item: RESOLUTION NO. 2016-019
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: 8/8/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 028-16: 505 West Second Street – A request for a Special Use Permit (First Request) for the operation of a Medical Office – Blake Webster and AmyKay Cole.

STAFF SUMMARY:
This Special Use Permit request is for the operation of a medical office at 505 West Second Street. This piece of property has local historic designation and, therefore, allows for some commercial land uses in residential zoning designations. This building housed the former Morgan's neighborhood grocery store. The structure was built by Mr. George Morgan in 1934 and was constructed as a simple concrete block building. The store served the surrounding residential neighborhood for over 40 years and it contributed significantly to the character and development of the neighborhood.

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

1. This Special Use Permit is issued to Blake Webster and AmyKay Cole for the operation of a medical office at 505 West Second Street.
2. This permit shall be eligible for two (2) years, renewable in August 2018.
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 Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Dr. AmyKay Cole stated she and Dr. Webster are both psychologists in the community. They have purchased that building to venture on their own.

Mr. Smith asked Dr. Cole if they plan on doing anything else with the building, and she replied no. There will be two offices upstairs, with the downstairs being a waiting room.

Mr. Duncan asked Dr. Cole if they will be seeing clients on the second floor, and she replied yes. Mr. Duncan stated there is a door on the east facing wall of the second floor with no staircase. Dr. Cole has received three bids for a staircase. There previously was a landing on the second floor, but the landing was removed in order to plaster. Instead of replacing the landing, a set of stairs will be erected.

Mr. Duncan asked Dr. Cole if the staircase will be in place before they begin seeing clients, and she replied yes.

Mr. Ramsour asked Dr. Cole about parking. She replied there is one parking space in the back, with on-street parking being available. Since there are only two offices, it is unlikely they would have more than four cars on the site at one time.

Mr. Ramsour asked Dr. Cole about the yard to the east. She would like the stairs to lead to a garden area that is surrounded by trees and large bushes.

Mr. Duncan asked Ms. Cunningham if there is an issue with not having a stairway from that second floor before Dr. Webster and Dr. Cole begin seeing clients. She will visit with the City's fire marshal and the commercial plan reviewer. They usually work with the access and the ingress and egress in and out of the building. The fire marshal must inspect the premises before their business license is issued.

PUBLIC COMMENT:
None.