Z&P Meeting: August 8, 2016
City Council Meeting: September 6, 2016

STAFF PLANNING REPORT
Special Use Permit

CASE 028-16 A request for a Special Use Permit (1st Request) for the operation of a Medical Office

LOCATION 505 West 2nd Street

APPLICANT Blake Webster and AmyKay Cole

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3 Multi-Family Residential	Historic Grocery	50' x 125'

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-1	R-1	R-1
Land Use	Residential	Residential	Residential	Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
2nd Street	Arterial	60'
Byers Avenue	Secondary	50'

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

No.

UTILITIES Yes.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

This Special Use Permit request is for the operation of a Medical Office at 505 West 2nd 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.

Conditions

1. This Special Use Permit is issued to Blake Webster and AmyKay Cole for the operation of a medical office at 505 W 2nd 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.

Staff recommends approval of Case 028-16.

RECEIVED 7-8-16

SPECIAL USE PERMIT APPLICATION

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.: 028-16
Filing Fee: $ 450.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 8-8-16

APPLICANT: Blake Webster + AmyKay Cole PHONE: 316-554-4023
ADDRESS: 505 W. 2nd Street EMAIL: blkwebster@gmail.com
OWNER: BLAKE WEBSTER PHONE: 316-554-4023
ADDRESS: 702 GLENVIEW PL. JOPLIN, MO 64801 EMAIL: blkwebster@gmail.com
LOCATION OF PROPERTY: 505 W. 2nd Street
LEGAL DESCRIPTION: See attached

PRESENT ZONING CLASSIFICATION: ACREAGE:
PRESENT USE OF PROPERTY: Previously Madison Lane Interiors

PROPOSED LAND USE ACTIVITY: Psychological practice

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential	R-3
South	"	R-3
East	"	R-3
West	"	R-1

	Yes	No

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

1. Is deemed necessary for the public convenience at that location. X ____
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected. X ____
3. Is found to be generally compatible with the neighborhood in which it is proposed. X ____
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. X ____
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. X ____
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. X ____

Should this special use be valid only for a specific time period? Yes _ No ____

If Yes, what length of time? ____

SIGNATURE: [signature] DATE: 07/05/16

BY: TITLE: Owner/Clinical Psychologist

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 affect 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 - 6 pm.
2. Days of Operation. M - F
3. Number of Off-street Parking Spaces. 8 spaces
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.) One Attached Sign

5. Number of Assistants or employees. 3 employees (total)
6. Nature of the Business. Psychology practice
7. Location of the Business. 505 Byers (2nd & Byers)

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

Executive Psychological Resources

Proposal supplement sheet:

1. Is deemed necessary for the public convenience at that location? A special use permit is required. Our use as private therapy offices will be voted on and approved by city council, estimated August, 2016.

2. Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected. The proposed use will be done in the name of fortifying public health. It is our hope a psychology practice will add value to the community's mental health.

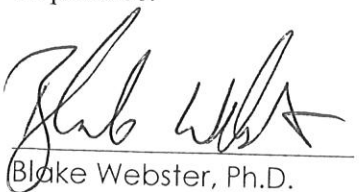
3. Is found to be generally compatible with the neighborhood in which it is proposed. This is a historic structure in a historic neighborhood; we will meet historic committee requirements for the structure in terms of color and trim.

4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. We will not change the footprint of the building design and it will remain in compliance with historic and city codes.

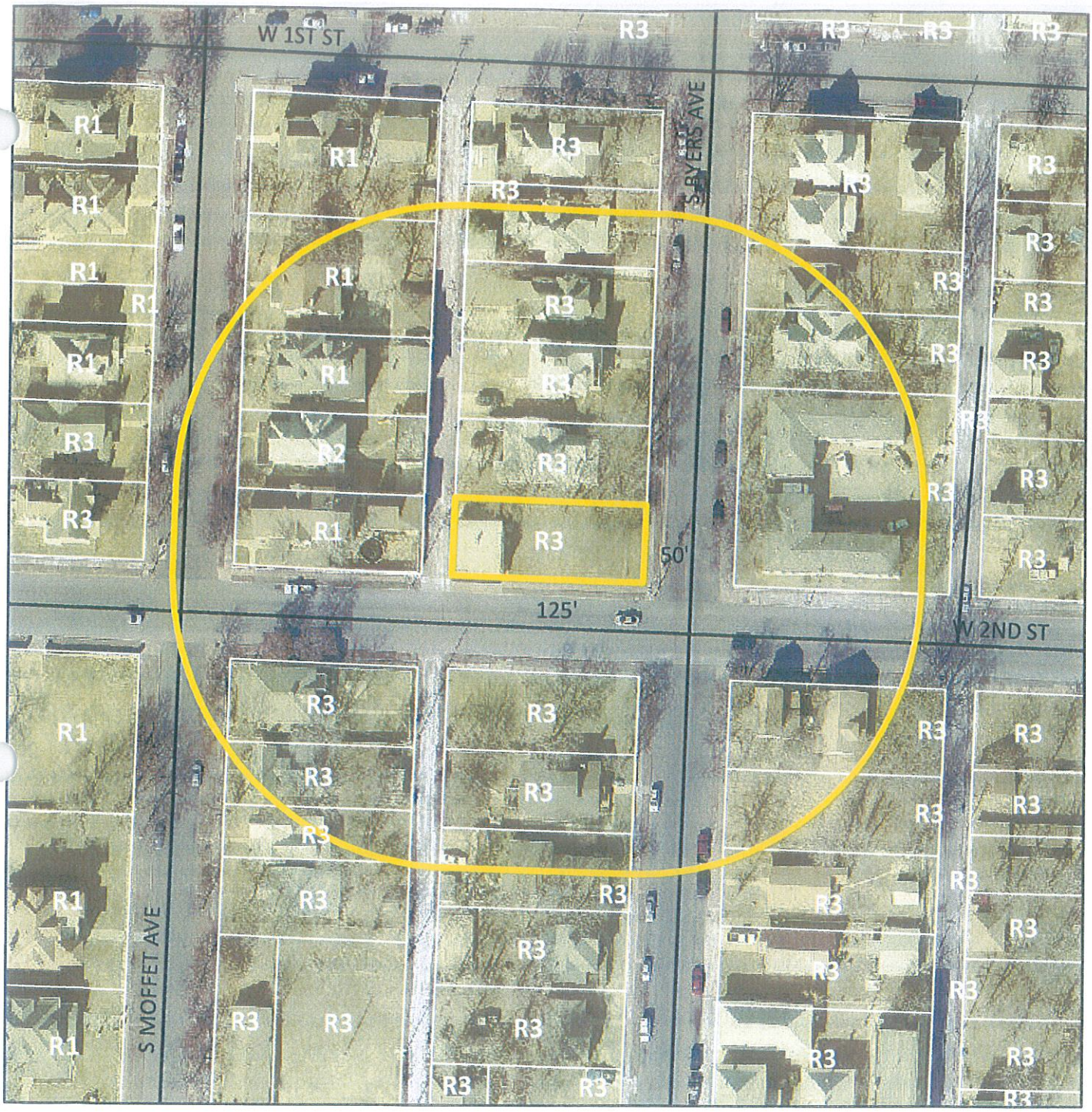
5. Off street parking and loading areas will provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect. There are eight parking places designed for the building as well as two handicapped parking spaces. Furhter, we are meeting ADA requirements for the purpose of our business; this compliance is essential to our business operation.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. We will not change the footprint of the building which has utilities; no additional facilities will be added, with the exception of aforementioned ADA compliance.

Should this special use be valid only for a specific time period? No, we anticipate many years of practice.



Blake Webster, Ph.D.
Licensed Clinical Psychologist



Case 028-16: 505 West 2nd Street – A request for a Special Use Permit (1st Request) for the operation of a Medical Office – Blake Webster and AmyKay Cole.

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.

Mr. Smith opened the public hearing for Case 028-16.

Dr. AmyKay Cole, 505 West Second Street, Joplin, 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.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He closed the public hearing for Case 028-16.

MR. DUNCAN MOVED, SECONDED BY MS. BRUECKNER-SEARS, THAT CASE 028-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A TWO-YEAR SPECIAL USE PERMIT TO BE ISSUED TO BLAKE WEBSTER AND AMYKAY COLE, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).