Z&P Meeting: August 10, 2015
City Council Meeting: September 8, 2015

STAFF PLANNING REPORT
Special Use Permit

CASE 021-15: A request for a Special Use Permit (1st Request) for the operation of a parking lot.

LOCATION: 2815 S Jackson Ave

APPLICANT: S and J Land Company

REQUESTED USE: Parking Lot

CORRIDOR: N/A

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 Single-family residential	Undeveloped	22,800 ft^2

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	C-O PD	C-O
Land Use	Single family residential	Single family residential	Dermatology Clinic	Offices

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Jackson Ave	Collector	55'

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 use the lot as a parking lot at 2815 S Jackson Ave. This is to provide parking for the adjacent dermatologist's office. The site currently has no structures on it. The City of Joplin Zoning Code allows for parking lots in residential areas with a Special Use Permit.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to S and J Land Company for the use of 2816 S Jackson Ave as a parking lot.
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 the City of Joplin's Zoning Code.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 021-15.

RECEIVED
7-2-15

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.: 021-15
Filing Fee: $ 350.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 8-11-15

APPLICANT: S and J Land Company PHONE: 417-624-0440

ADDRESS: 2829 S Jackson Ave Joplin Mo EMAIL: dstoney@gmail.com

OWNER: S and J Land Company PHONE: 417-624-0440

ADDRESS: 2829 S Jackson Ave Joplin Mo EMAIL: dstoney@gmail.com

LOCATION OF PROPERTY: East Side Jackson 200 feet South 28TH Street

LEGAL DESCRIPTION: See Attached

PRESENT ZONING CLASSIFICATION: _____ ACREAGE: 0.55 A.

PRESENT USE OF PROPERTY: Vacant

PROPOSED LAND USE ACTIVITY: Parking Lot Extension

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Single Family Residence	R1
South	Doctors Office	O-PD
East	vacant, Single Family	R1
West	Skilled Nursing Facility	R1

	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 X
If Yes, what length of time? _____

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 impact the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
3. Site plans and landscape plans must be submitted for the site before a Special Use Permit can be advertised for public hearing.

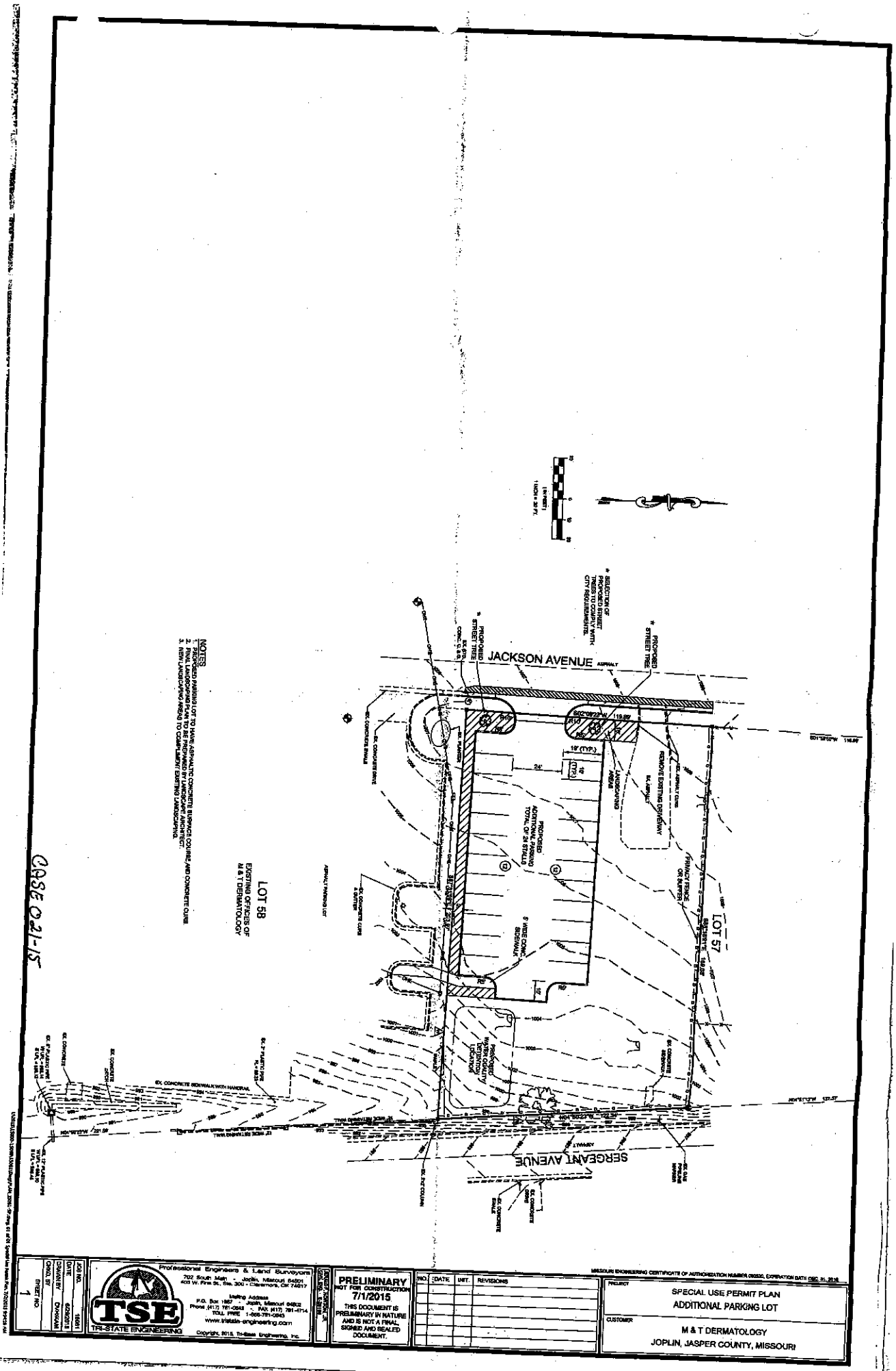
X The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation. M, W, Th- 8-5. Tues 7-4, Fri 8-12
2. Days of Operation. M - F
3. Number of Off-street Parking Spaces. NONE
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.) NONE anticipated except ID as a private lot
5. Number of Assistants or employees. 21
6. Nature of the Business. Medical
7. Location of the Business. 2829 Jackson Avenue

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

X SIGNATURE: Derek Towery DATE: 6/29/15

BY: DEREK TOWERY TITLE: OWNER



CASE 0-21-15

Professional Engineers & Land Surveyors
702 South Main - Joplin, Missouri 64801
403 W. Pine St., Ste. 300 - Clarkson, GA 74017
Mailing Address
P.O. Box 1827 - Joplin, Missouri 64802
Phone (417) 781-0848 - FAX (417) 781-4714
TOLL FREE 1-866-781-0848
www.tristate-engineering.com
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NOT FOR CONSTRUCTION
7/1/2015
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

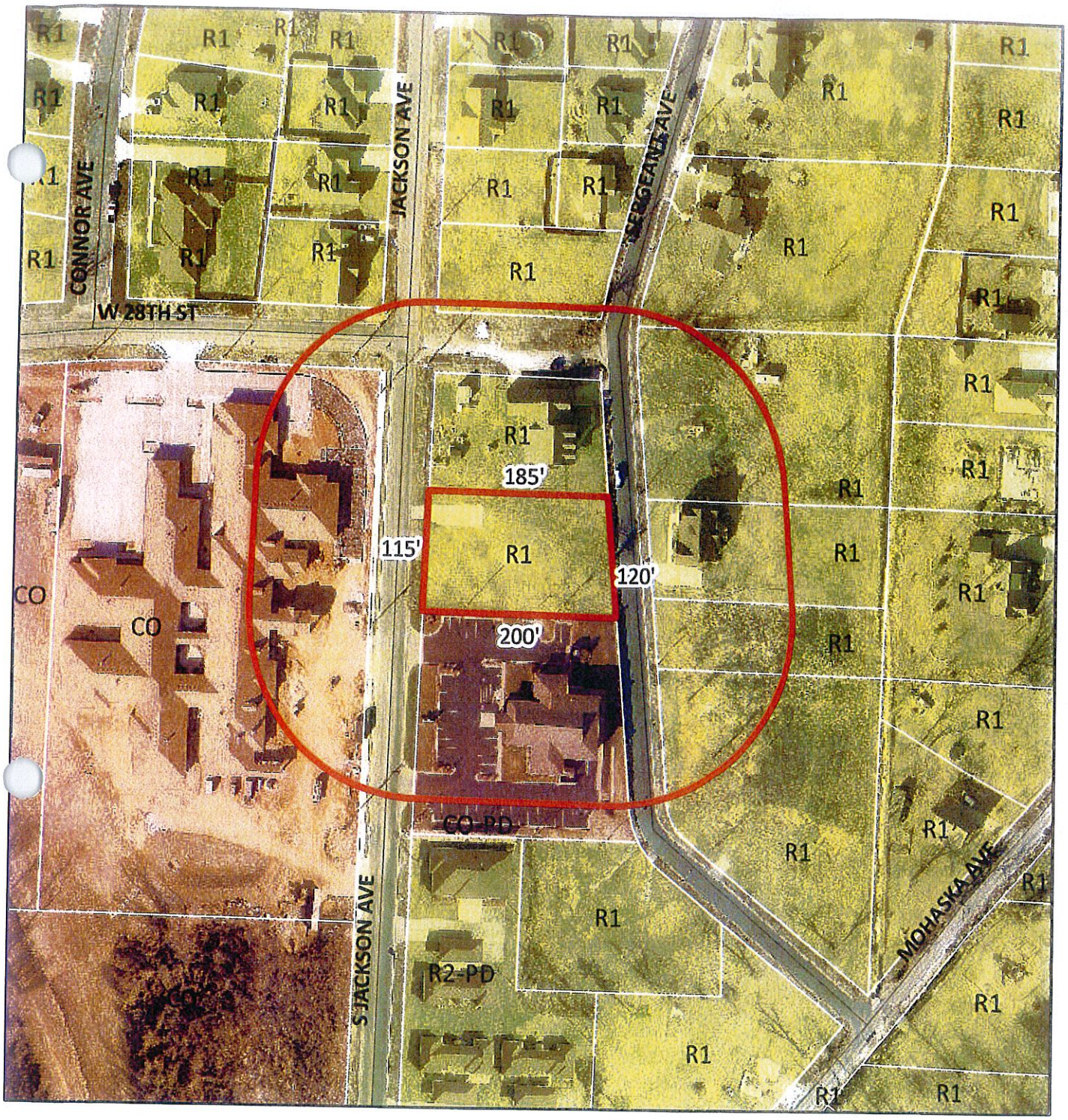
NO.	DATE	INIT.	REVISIONS

MISSOURI ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 000330, EXPIRATION DATE DEC. 31, 2016

PROJECT: SPECIAL USE PERMIT PLAN
ADDITIONAL PARKING LOT

CUSTOMER: M & T DERMATOLOGY
JOPLIN, JASPER COUNTY, MISSOURI

JOB NO.	15051
DATE	6/29/2015
DRAWN BY	DWHAM
CHKD. BY	
SHEET NO.	1



Case 021-15:2815 S Jackson Avenue – A request for a Special Use Permit (1st request) for the operation of a parking lot – S and J Land Company.

N

Case 021-15: 2815 South Jackson Avenue – A request for a Special Use Permit (first request) for the operation of a parking lot – S and J Land Company.

Mr. Eastman opened the public hearing for Case 021-15.

Mr. Gerald Norton, Tri-State Engineering, 702 Main Street, Joplin, appeared representing the owner, Dr. Towery. His practice has grown with additional staff and additional patients, with his existing parking lot being overcrowded. He would like additional parking on the property he owns just north of his existing facility.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 021-15.

MR. SMITH MOVED, SECONDED BY MR. CORTEZ, THAT CASE 021-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO S AND J LAND COMPANY, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. CORTEZ, MR. DERMOTT, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN, MR. DUNCAN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).