Z&P Meeting: October 12, 2020
City Council Meeting: November 2, 2020

STAFF PLANNING REPORT
Special Use Permit

CASE 036-20 A request for a permanent Special Use Permit (First Request) for the operation of a mini-storage facility.

LOCATION 2521 E. 7th St.

APPLICANT Jim Cox

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Mini-storage	Approximately 1.16 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	C-3	C-3/R-1
Land Use	Single-family Residential	Office	Restaurant	Restaurant/Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 7th St.	Arterial	90'
S. Florida Ave.	Collector	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

DISCUSSION

The applicant is requesting a permanent Special Use Permit for the operation of a mini-storage facility as part of their larger Uhaul facility. The typical hours of operation vary but are generally 12 hours a day, 7 days per week. The facility provides approximately 15 off-street parking spaces and employs 1 assistants or employees at the location at any given time. This use generally generates little traffic throughout the day.

CONDITIONS

1. This Special Use Permit is issued to Jim Cox for the operation of mini-storage facility at 2521 E. 7th St.
2. The permit shall be valid for two (2) years upon approval and may be re-approved through future requests.
3. The hours of operation shall be limited to between 7am and 7pm, Monday through Thursday and Saturday; 7am and 9pm, Friday; and 9am to 5pm on Sunday.
4. Off street parking for at least fifteen (15) vehicles shall be provided.
5. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

RECEIVED
8-26-20

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
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.: 036-20
Filing Fee: $550.00
Date Advertised: _____
Date Notices Sent 9-23-20
Public Hearing Date: 10-12-20

APPLICANT: Jim Cox PHONE: 417 827 5222

ADDRESS: 3150 S Campbell EMAIL: Jim_Cox@Yahoo.com

OWNER: Joe Sheen PHONE: 602 390 6525

ADDRESS: 2727 11th Floor Nest Tow EMAIL: Joe_Sheen@Yahoo.com

LOCATION/ADDRESS OF PROPERTY: 2521 E 7th

PRESENT ZONING CLASSIFICATION: C-3 ACREAGE: _____

PRESENT USE OF PROPERTY: Storage Locations

PROPOSED LAND USE ACTIVITY: Put Van Boxes on lot for Storage

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North		
South		
East		
West		

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

	Yes	No
1. Is deemed necessary for the public convenience at that location.	Y	

Continues on following page

2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected. Y ____

3. Is found to be generally compatible with the neighborhood in which it is proposed. Y ____

4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. Y ____

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. Y ____

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. Y ____

Should this special use be valid only for a specific time period? Yes _____ No N

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 (deed or certified survey).
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)

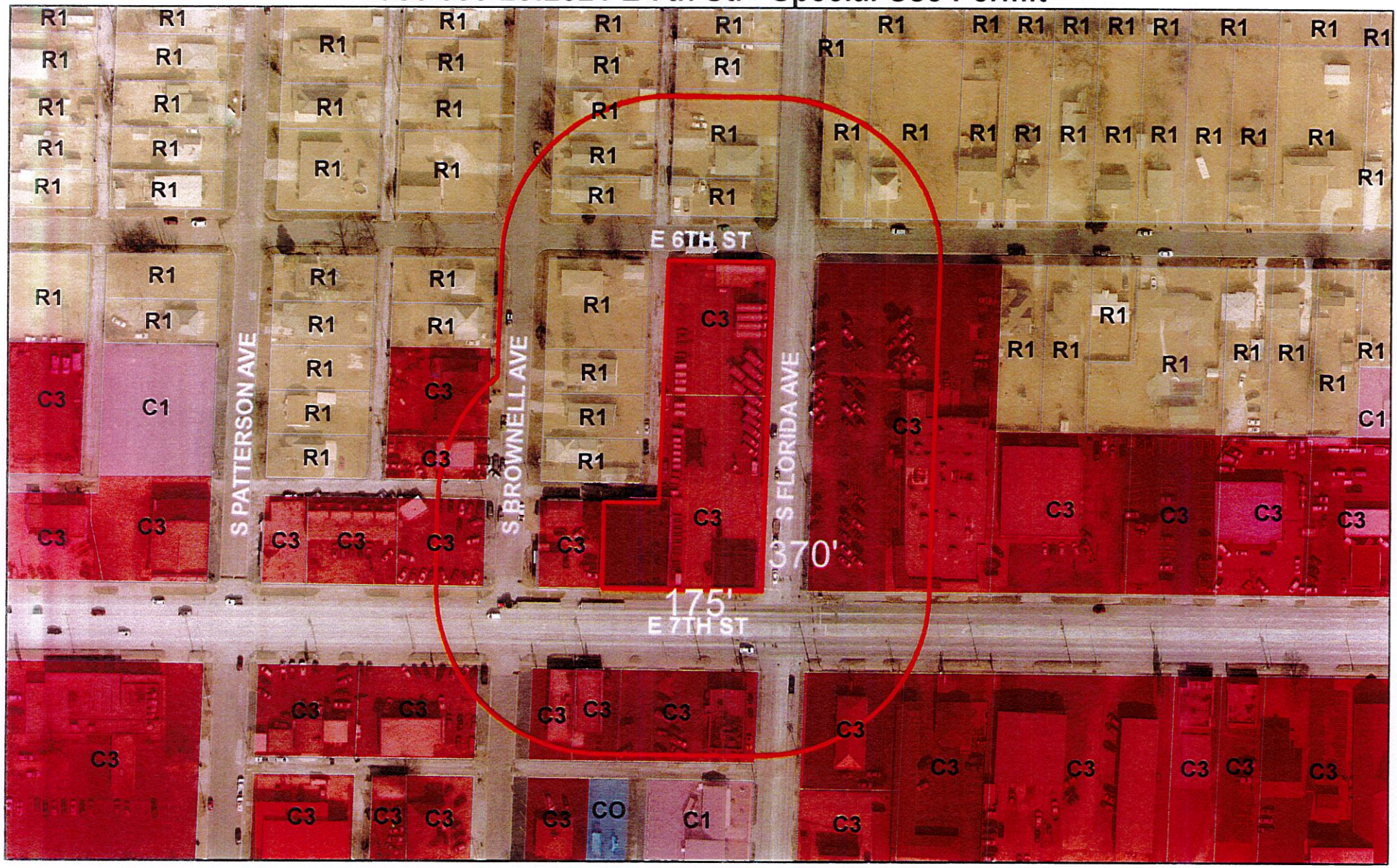
1. Hours of Operation: Mon. - Thu. 7-7 Fri. 7-9 Sat 7-7 Sun - 9-5
2. Days of Operation: 7
3. Number of Off-street Parking Spaces: 15
4. Signs (Generally signs are limited to one sign not larger than one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line): _____
5. Number of Assistants or Employees: 1
6. Nature of the Business: Storage
7. Location of the Business: 2521 E 7th St

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

SIGNATURE: _____ DATE: 2-6-20

BY: Irma Cox TITLE: Owners Rep.

Case 036-20:2521 E 7th St. - Special Use Permit



Case 036-20:2521 E 7th St. – A request for a Special Use Permit (1st Request) for the operation of a mini-storage facility - Jim Cox.