JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 033-25 A request for a permanent Special Use Permit (1st Request) operate a Dental Care Office in a C-1 District

LOCATION 2047 S Highview Ave, Joplin, MO 64801

APPLICANT Craig Hayes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 (Neighborhood Commercial)	Vacant	Approximately 0.80 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-3	C-1	R-1
Land Use	Vacant	Vehicle Service	Vacant	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Highview Ave	Local	60′

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

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

The application is located in the appropriate zoning district to apply for this special use, according to the Land Use Table of the Joplin Development Code.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

The proposed use will not be detrimental to public health, safety and welfare.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

Medical care offices that are less than 5,000 square feet are permitted in the C-1 District by right. The proposed structure will exceed this, which is why the applicant must apply for a special use permit. Generally, medical offices do not create conflicts and are scaled to be a residentially compatible use.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

Yes, the proposed structure will be required to meet the height limitations (30 feet or two stories) and the setbacks from the property lines (15 feet rom the front property line).

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 INJUIOUS EFFECT.

The parking lot will be required to be designed according to Article 7 of the Development Code, which requires perimeter landscaping and landscaping islands, depending on the number of spaces, and dust-free parking. Any loading area provided is required to be screened from public or residential view.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Drainage will be subject to stormwater development standards, based on the amount of impervious area being added. This will be viewed as a new development.

DISCUSSION

The applicant is proposing roughly an 8,000 square foot dental office. The Development Code Land Use Table allows a medical office under 5,000 square feet by right but only permits a larger building through a special use permit. The proposed site will be required to meet all of the development regulations when the applicant applies for a permit.

The request is for a permanent permit, due to the costs associated with new development.

CONDITIONS

1. This Special Use Permit is issued to Craig Hayes for the construction of a dental office over 5,000 square feet, but less than 40,000 square feet.
2. The permit shall be permanent.
3. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
4. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map