Z&P Meeting: October 9, 2023
City Council Meeting: November 6, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 043-23 A request for a Special Use Permit (3rd Request) for the operation of a home beauty salon.

LOCATION 2337 E Zora St. Joplin, MO 64801

APPLICANT Alexah Patrick

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single-family	Single-family Residential	Approximately 1.75 acres

SITE CONTEXT

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. Zora St.	Arterial	85′

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.

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

The proposed use will be required to continue following the conditions set forth in the 2 previously granted special use permits and the requirements for home occupations in Article 4 of the Zoning Code.

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

Residential Home Occupations (like beauty salons) are compatible with single-family neighborhoods as long as they comply with the home occupation and special use permit conditions.

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

No alterations of the single-family home that change the residential character are permitted.

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.

This property has provided two (2) off-street parking spaces as required by the conditions in the special use permit. This is in addition to the two (2) off-street parking spaces already provided for a single-family dwelling.

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

Utilities are presently in place. Drainage is handled via curb and gutter running parallel to the street. No alterations to the site are planned that would increase impervious area or stormwater runoff.

DISCUSSION

The applicant is making their third and final request for a special use permit to operate a home beauty parlor. The applicant's grandmother previously owned the property and operated a beauty parlor with a special use permit for several years.

The applicant has held a special use permit at this property for 4 years. The initial permit was applied for in 2019 and valid through 2021 and renewed in 2021. This request is for a permanent special use permit. City staff has not received complaints from any of the neighbors in the time the applicant has operated.

The single-family home has one room that is used for the beauty parlor. It is part of the garage. There is one barber chair, so the number of customers is limited. The applicant operates Monday through Friday 9 a.m. to 5 p.m. The impact that this has on the neighborhood is minimal.

CONDITIONS

1. This Special Use Permit is issued to Alexah Patrick for the operation of a home beauty parlor at 2337 W. Zora Avenue.
2. The term of this permit shall be permanent.
3. There shall be no more than one (1) hair-dressing chair in the residence.
4. There shall be no other assistants.
5. Off-street parking for two (2) vehicles shall be provided.
6. The house of operation shall be restricted to 9:00 a.m. to 5:00 p.m. Monday through Friday.
7. Customers will be taken by appointment only.
8. Signs shall be limited to one non-illuminated sign not more than one (1) by (2) feet set at least ten (10) feet north of the south property line and not more than six (6) feet above grade.
9. Compliance with all provisions of Code of State Regulations, Title 20 – Department of Insurance, Financial Institutions, and Professional Registration, Division 2085 – Board of Cosmetology and Barber Examiners, Division 2090 – State Board of Cosmetology.
10. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
11. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
12. Any other conditions set by the City Council of Joplin.

ENCLOSURES

- Applicant Materials
- Map