JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 033-24 A request for a Special Use Permit to operate a home beauty salon.

LOCATION 2805 N Highland Ave

APPLICANT Chun Curtiss

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Single Family Home	Approximately 0.4 acres

SITE CONTEXT

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Highland Ave	Local	50′
N Katie Lane	Local	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

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

This request will allow the applicant will be able to provide salon service/haircuts for clients, in a residential setting. This will also offer a convenient location for nearby residents.

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

Yes, this site will be able to accommodate the expected amount of traffic. 5 off-street parking spaces are provided. The days the applicant plans to operate are Monday through Saturday, from the hours of 10 AM to 5 PM.

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

The hours of operation and traffic impacts should not create a burden on the surrounding properties. This will be an accessory home business. Home businesses with clientele that come and go as part of the use are required to operate with a special use permit, to ensure that this does not become an undue burden on the neighborhood.

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

Yes, there will be no alterations to the existing single-family home, and no alterations to the outside appearance of the site.

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.

Off-street parking is provided with the existing site. There is a 3-car driveway and a 2-car garage. This will accommodate the required 2 off-street parking requirement for single-family use, along with 3 additional spaces for guests/clients.

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

Utilities are presently in place. No utility or drainage improvements will be necessary.

DISCUSSION

Chun Curtiss would like to operate a hair/beauty salon out of her home. She intends to be open Monday through Saturday from 10 am to 5 pm. There will be no alterations to the existing site, and the permit shall be good for two years.

CONDITIONS

1. This Special Use Permit is issued to Chun Curtiss for the operation of a home beauty salon at 2805 N Highland Ave.
2. The term of this permit shall be two (2) years.
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 10:00 a.m. to 5:00 p.m. Monday through Saturday.
7. Customers will be taken by appointment only.
8. 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.
9. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
10. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
11. Any other conditions set by the City Council of Joplin.

ENCLOSURES

- Applicant Materials
- Map