Z&P Meeting: November 8, 2021
City Council Meeting: December 6, 2021

STAFF PLANNING REPORT
Special Use Permit

CASE 058-21 A request for a Special Use Permit for the operation of an outdoor recreation and entertainment use.

LOCATION 905, 909, and 913 W. 7th St.

APPLICANT Serita Eldridge

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Food Truck Park	Approximately 0.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	C-3	C-3	R-2
Land Use	Light Manufacturing	Grocery	Retail	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 7th St.	Arterial	60'
S. Connor 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.

Food truck parks are often found along existing commercial corridors for high visibility for food trucks that do not often have the means to advertise that brick-and-mortar restaurants have. In the same way, locating in that regard allows the public to know about the location as well. It is also more appropriate for a use like this to be located in existing commercial areas rather than within predominately residential areas.

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

The use will be required to follow the conditions set forth below regarding noise, lighting, and health requirements in order to ensure the public health, safety, and welfare will be protected.

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

W. 7th St. is an arterial corridor with a variety of commercial uses located along the street from general retail to restaurants to used car dealerships. While there are some residential uses nearby, generally speaking, most commercial corridors transition to residential uses once off of the main corridor. This location is no different. The W. 7th St. corridor is an established commercial neighborhood.

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

The existing building is in compliance with height and area regulations as specified in the C-3 zoning district. No additional structure, or addition to the existing structure, is planned.

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.

Limited parking for up to 8 vehicles will be provided on-site. The applicant is entering into an agreement to lease spaces from the grocery store to the East. In both cases, each lot is existing.

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 requesting a Special Use Permit for the first time with this application for the operation of an outdoor recreation and entertainment use, more specifically, a food truck park. The facility provides up to 8 off-street parking spaces on-site and employs 0 assistants or employees other than the property owner.

The applicant anticipates on and off operations, but will be most busy from Thursday to Sunday, typically in the evening hours. Special events or demand would drive the need to be open other days and times.

CONDITIONS

1. This Special Use Permit is issued to Serita Eldridge for the operation of an outdoor recreation and entertainment use at 905, 909, and 913 W. 7th St.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in December 2023.
3. Off street parking for at least eight (8) vehicles shall be provided.
4. Vehicles shall be legally parked curbside and/or the owner shall have shared use parking agreements. Said agreements shall be on the North side of 7th St to minimize pedestrian crossings.
5. Onsite events, such as live music, fairs, or other large gatherings, shall end no later than one half hour prior to when the City noise ordinance takes effect.
6. Alcoholic beverages shall be served by legal means. Proper state liquor licensing shall occur. No alcoholic beverage shall leave the property into public spaces. Trash receptacles shall be provided.
7. Temporary food vendors may serve/sell food on the premises at no more than one monthly event.
8. Mobile food vendors (those licensed under the City of Joplin Food Ordinance) may serve/sell food at any time that operations are permitted through this Special Use Permit.
9. All vendors shall pass inspections from the Joplin City Fire Department. All vendors needing electricity shall have electric service inspected for appropriateness for service lines to their rented site.
10. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
11. Any other conditions set by the City Council of the City of Joplin.

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 058-21
Filing Fee: $550.00
Date Advertised: 10-23-21
Date Notices Sent 10-18-21
Public Hearing Date: 11-8-21

APPLICANT: Serita Eldridge PHONE: (417) 483-5158

ADDRESS: 715 ELLIS ST Webb City MO 64870 EMAIL:

OWNER: SET W 7th St Properties LLC PHONE: (417) 483-5158

ADDRESS: 715 ELLIS ST Webb City MO 64870 EMAIL: aspace for us@yahoo.com

LOCATION/ADDRESS OF PROPERTY: 905, 909, 913 W 7th St

PRESENT ZONING CLASSIFICATION: _____ ACREAGE: .46

PRESENT USE OF PROPERTY: Food Park B-4 that vacant

PROPOSED LAND USE ACTIVITY: Food Park 66 - see attached

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North		R3
South		C3
East		C3
West		R2

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.	X	

Continues on following page

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 (deed or certified survey). Must be legible.
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.
3. One copy of a site plan of the property.

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: 24Hrs
2. Days of Operation: 7 days a week
3. Number of Off-street Parking Spaces: 8
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): N/A
5. Number of Assistants or Employees: 0
6. Nature of the Business: Food Shopping Entertainment

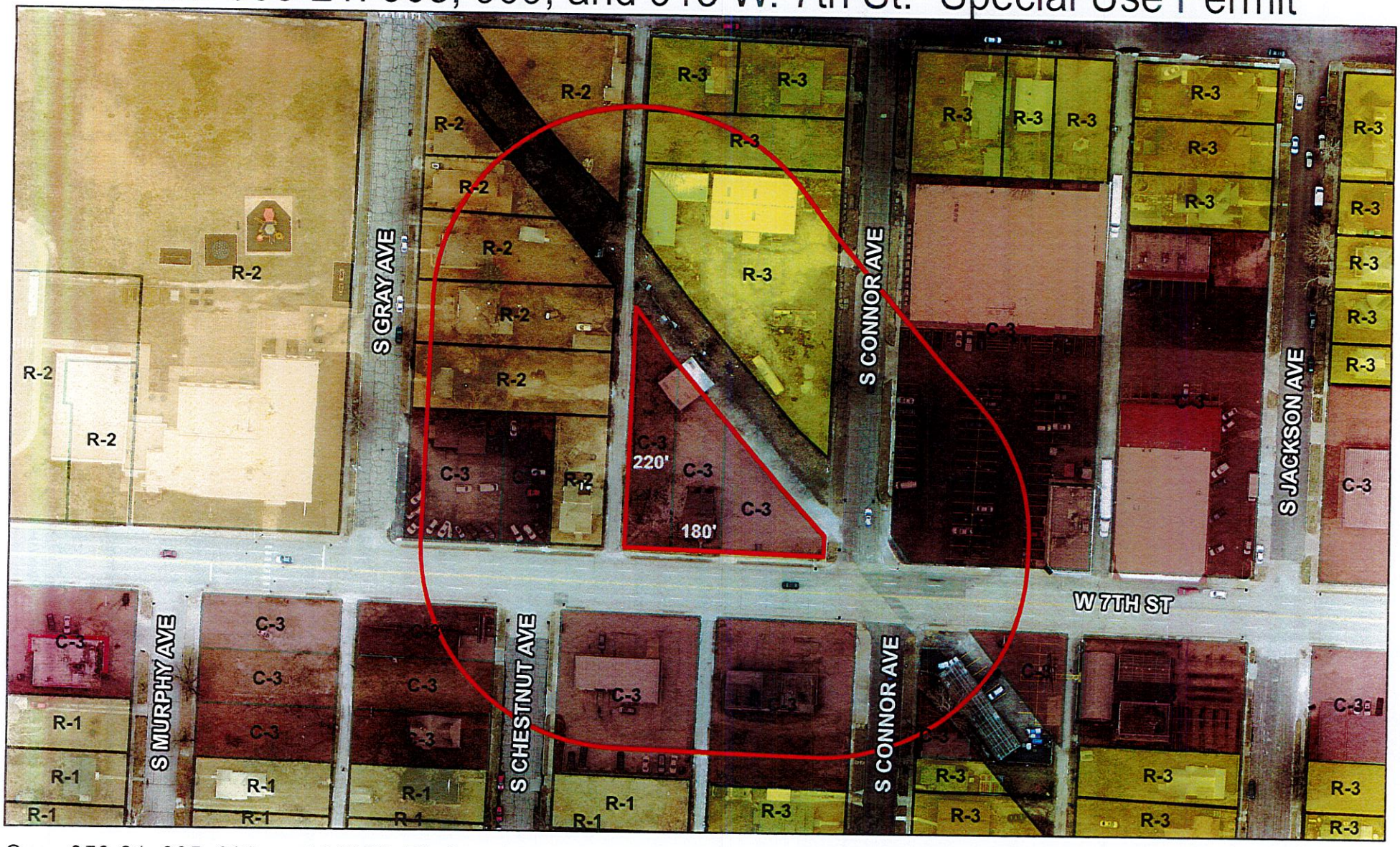
7. Location of the Business: 905 W 7th St

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: 10/4/2021

BY: Serita Eldridge TITLE: managing member

Case 058-21: 905, 909, and 913 W. 7th St.- Special Use Permit



Case 058-21: 905, 909, and 913 W. 7th St. - A request for a Special Use Permit (1st Request) for the operation of an outdoor recreation and entertainment use – Serita Eldridge

N

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