

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Resolution No. 2019-001 -Special Use Permit (1st Request)

MEETING DATE:

January 7, 2019

ORIGINATING DEPARTMENT:

Planning, Development and Neighborhood Services

REVIEWED BY:

Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Sam Anselm.

SUMMARY REQUEST:

Case 044-18: 2337 Zora Ave. – A request for a Special Use Permit (1st request) for the operation of a home beauty parlor – Alexah Patrick

BACKGROUND:

The applicant hopes to continue the previous home beauty parlor that her grandmother ran for thirty years called “The Family Heirloom”. The room that will be used for the home beauty parlor is part of the garage on the east end of the existing structure. There is only one chair in the designated room.

There are trees surrounding the property that serve as a buffer for surrounding homes. The impact of this Special Use Permit on the neighborhood should be minimal.

PLANNING & ZONING COMMISSION TESTIMONY:

Alexah Patrick, 2337 Zora Street, Joplin, MO. She stated she wanted to carry on the tradition from her grandmother by continuing the beauty parlor.

Mr. Ramsour asked Ms. Patrick if her grandmother operated out of this location?

Ms. Patrick stated she did and it was just a one operator salon.

Mr. Ramsour wanted to know if Ms. Patrick was going to run the same type of operations?

Ms. Patrick stated she was. One operator, one person at a time, and I will be the operator.

Mrs. Koelkebeck asked if she rented the home and was willing to restrict her hours, Monday through Friday, 9 am to 5 pm.

Ms. Patrick stated that she rents the home. The owner gave permission for her to operate the salon with city approval.

The following items are conditions for consideration of the Special Use Permit:

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 for two (2) years, renewable in January 2021.
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 hours 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.

PUBLIC COMMENT:

None.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 044-18.

ATTACHMENTS

Resolution No. 2019- 001, Staff Planning Report, P&Z Commission Minutes