City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 5, 2018

Item: COUNCIL BILL NO. 2018-251
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-251
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 1-8-18

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in favor, 1 absent

SUMMARY/REQUEST:
Case 001-18: A request to rezone from R-2 (Two-Family Residential) to R-3 (Apartment House District) for use as a group residential facility – Watered Gardens.

STAFF SUMMARY:
This property consists of one city block that was formerly Washington Elementary School. The property is currently being used for church services on Sunday afternoons. Watered Gardens Gospel Rescue Mission hopes to use the facility as their Family Training and Ministry Center which can offer temporary housing for displaced families. It will be used as a Group Residential facility. This means that groups of more than 5 individuals may utilize the facility on a weekly or longer basis

Staff recommends approval of Case 001-18.

PLANNING & ZONING COMMISSION TESTIMONY:
James Whitford, 215 E. 8th Street, Galena, MO, 65656. Requesting a zoning change on 1112 E. 2nd Street, the old Washington School building from R-2 to R-3.

Mr. Cortez has gone through the plans and sees what Mr. Whitford wants to do there, but the building is in rough shape. Is the plan to revamp the building?

Mr. Whitford stated they have put together some conceptional drawings and there is a lot to be done, but the building was donated to Water gardens. They do have money to start the work.

Mr. Cortez stated he has one other question: "What do you think, considering everything go well with us and then with Council, your time frame will be for move in?"
Mr. Whitford stated that there is a lot of work that needs to be done. They will start operating out of this building in part not in full, so within 6 months they would have a few families in the

building. This is a Family Ministry Center, eventually offering mothers with children, that don't have a place to go or a place to stay, the possibility of overnight stays. Which is really the reason for the zoning change. There will be six (6) family rooms on the main floor by splitting the classrooms. The building needs to be sprinkled and the asbestos needs to be removed from behind the ceiling tiles. There are several things that we need to take care of before bringing families in the building. Mr. Whitford also stated that at 531 Kentucky Ave is Watered Gardens Gospel Rescue Mission, rescue relief operation. We do have another location on 15th Street which is a long-term program for men. We are going to take some of the components, i.e. GED software program, Classes, Work readiness, aptitude testing, personality assessment, to the family center. We are not looking for a transient type of population. Mothers with children coming to the family center will be more of a transitional housing type operation, staying approximately 6 months to a year.

Mrs. Steele mentioned about funds. She also wanted to know if Water Gardens was privately having a fund drive.

Mr. Whitford stated that they had one and we had a good year end drive. This has been successful.

PUBLIC COMMENT:
Linda Mayo, 707 Pool, Joplin, MO. Mrs. Mayo stated that with listening to Mr. Whitford speak she received information that she was not aware of, so she is not necessarily against the center. She understood that the school was originally going to be a Community Center rather than a shelter. She has family that lives on School Street and close to the Boys and Girls Club. She stated there are a lot of kids in that neighborhood and was concerned that there would be trouble starting in the residential neighborhood.

Mr. Duncan stated she could speak to Mr. Whitford to receive more information. Anyone else that would like to speak against this case?

Kayla McCullum, 305 S Michigan, Joplin, MO. Mrs. McCullum came for more information and wanted to express similar concerns as Mrs. Mayo. She was familiar with what SOS was doing and she has a young daughter. Her concerns were for the children and what precautions would be in place if it moved forward.