City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 5, 2018

Item: RESOLUTION NO. 2018-004
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Resolution No. 2018-004
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: 01/8/18

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 1 Absent.

SUMMARY/REQUEST:
Case 002-18: 1112 E. Second Street - A request for a Special Use Permit (1st Request) for the operation of a group residential facility – Watered Gardens.

STAFF SUMMARY:
The applicant is requesting a Special Use Permit to operate a group residential facility at 1112 E. Second Street.

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

1. This Special Use Permit is issued to Watered Gardens for the operation of a group residential facility at 1112 E. Second Street.
2. The permit shall be permanent.
3. This facility will be for Mothers and Children only.
4. The compliance with all provisions of the Fire/Safety codes.
5. The operator of the facility located at 1112 E. Second Street shall provide information from a certified laboratory indicating that the corrected lead levels for lead in the soil does not exceed 400 ppm (parts per million).
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 002-18.

PLANNING & ZONING COMMISSION TESTIMONY:
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. A Special Use Permit is required for 'Group Residential' functions. This means that groups of more than 5 individuals may utilize the facility on a weekly or longer basis.

PUBLIC COMMENT:
James Whitford, 215 E. 8th Street, Galena, MO, 65656. Currently, R-3 zoning would allow for overnight for eight people. If you're going to house several families, it would require a special use permit. Security is very important, motion sensors, camera are a necessity. There will be maglock doors and a single point of entry with a check in counter.