Z&P Meeting: January 8, 2018
City Council Meeting: February 5, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 002-18 A request for a Special Use Permit (1st Request) for the operation of a group residential facility.

LOCATION 1112 E. 2nd Street

APPLICANT Watered Gardens Gospel Rescue Mission

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Church Services	1 City Block

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	M-2	R-3/M-2
Land Use	Two-Family Residential	Two-Family Residential	Joplin Supply	Church/Crosslines

TRANSPORTATION

Streets with access	Classification	Right-of-way width
2nd Street	Secondary	50’
School Avenue	Secondary	50’
Michigan Avenue	Secondary	50’
Jasper Street	Secondary	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

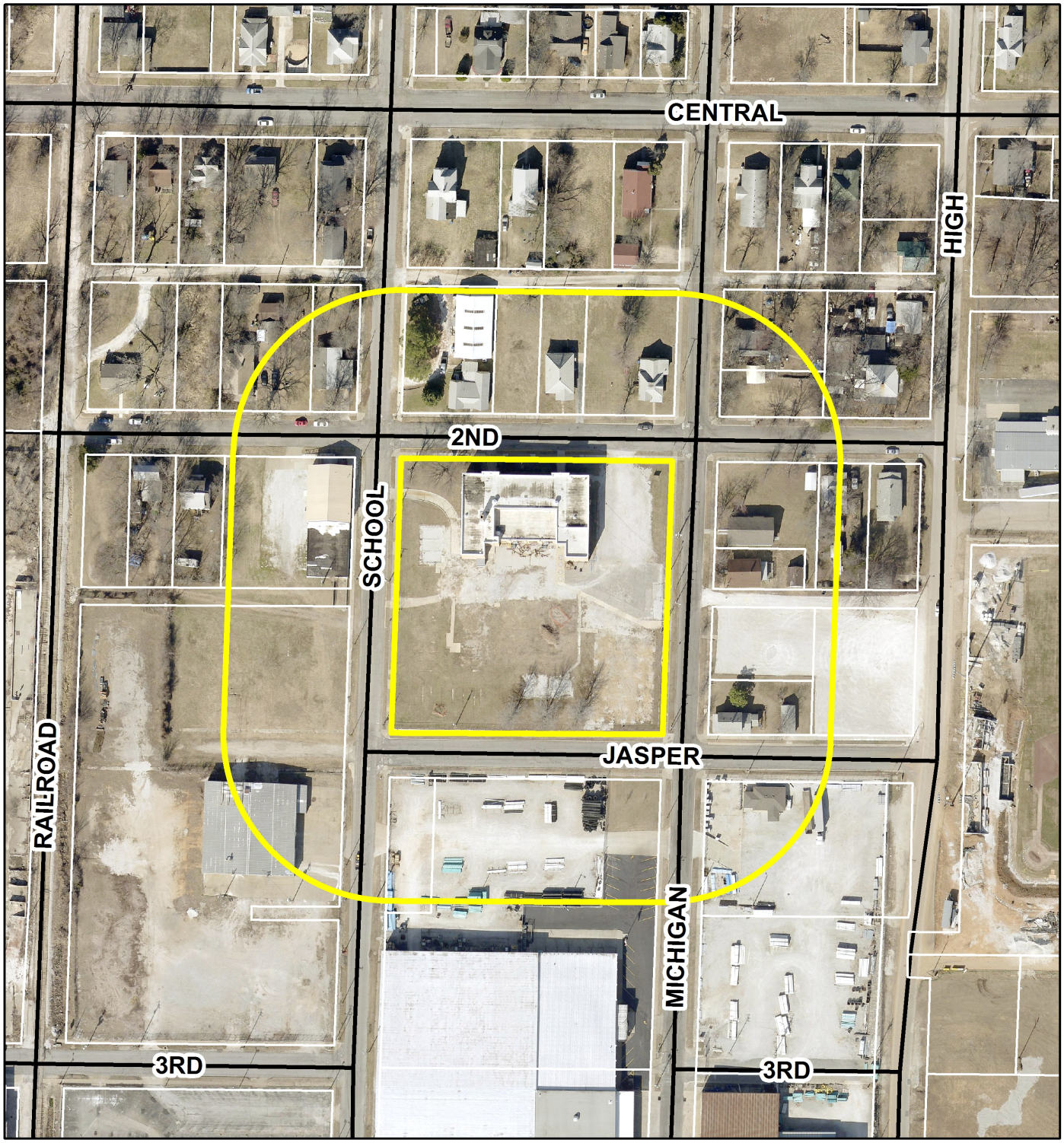
DISCUSSION

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.

CONDITIONS

1. This Special Use Permit is issued to Watered Gardens for the operation of a group residential facility and shelter at 1112 E 2nd Street.
2. This permit shall be eligible for two (2) years, renewable in March 2020.
3. The compliance with all provisions of the Fire/Safety codes.
4. The operator of the facility located at 1112 E 2nd 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).
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 002-18.



Case 002-18: A parcel located on the Southwest corner of 2nd Street and Michigan Street.
-- A request for a Special Use Permit to use the property as Group Residential

N