Special Use Permit Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 019-23
Filing Fee: $550.00
Received: 2/21/23
Date Advertised:
Proj. No.: 23-091
Public Hearing Date: 4/10/23

Applicant: Carrie J Swinford Phone No.: (417)438-2959
Address: 3707 Wisconsin Ave Email: carrieswinford@yahoo.com
Owner: Heath Whitlow Phone No.: (417) 437-1731
Address: 4429 W 27th PL Email:
Location of Property: 4429 W 27th PL.
Present Use of Property: Residential
Proposed Use of Property: Childcare / Preschool
Current Zoning: Residential Acreage:

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential - Single Family Home	R-1
South	Single Family Home	R-1
East	Single Family Home	R-1
West	Single Family Home	R-1

Character of the Neighborhood: single family neighborhood

Instructions:
The following checklist is to be completed **by the applicant**. Please indicate whether the following standards are met, in the applicant's opinion. A separate sheet explaining how each standard is met **must** be included with the application.

Yes	No	
☑	☐	Is deemed necessary for the public convenience at that location.
☑	☐	Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
☑	☐	Is found to be generally compatible with the neighborhood in which it is proposed.
☑	☐	Will comply with the height and area regulations of the district in which it is located unless specifically granted.
☑	☐	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 injurious effect.
☑	☐	Adequate utility, drainage, and other such necessary facilities have been or will be provided.
☐	☑	Should this Special Use Permit be valid only for a specific time period?

If yes, what length of time?_____

Operational Information:
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):

Hours of Operation: 8AM-3pm (School hours 9AM-3pm) if aftercare is offered it would be no later than 5 or 6pm.

Days of Operation: Mon - Fri

Number of Off-street Parking Spaces: ~~8~~ 6 This will depend on need/interest.

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): _____

I am having a custom made wooden yard sign made that will blend w/ residential decor.

Number of Employees and/or Assistants: 3

Nature of Business: Preschool/Private school for children ages 4-6

up to but no more than 20 TB

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	Completed and signed application.
☑	☐	Legal description of the property from a deed or certified survey. Must be legible.
☑	☐	Additional sheet explaining how the above criteria are met.
☑	☐	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.
☑	☐	One copy of a site plan of the property showing location of off-street parking and any required screening, location of the structure(s) or proposed structure(s), access to the site from public right-of-way, and any other information requested by staff, the Planning & Zoning Commission, or City Council.

Me →

✓ 6 Owner affidavit

Violation of any condition as part of an approved Special Use Permit will cause a complaint to be filed with the Municipal Court and the Permit to be suspended immediately requiring reapplication.

Applications that are incomplete or missing required documents will **not** be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

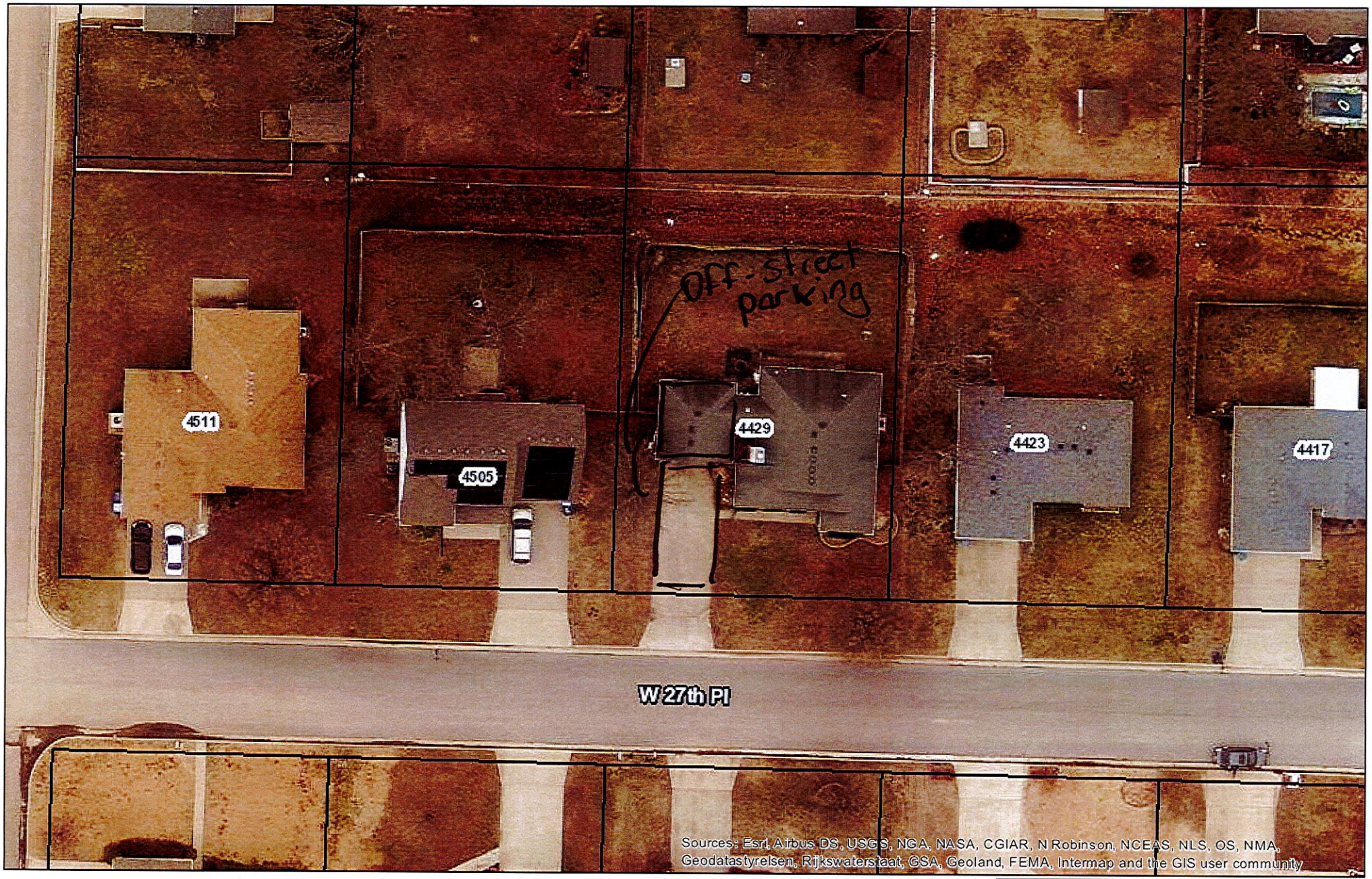
Signature: Amy Lee Sanford **Date:** 2/21/23

I intend to open a child care facility @ 4429 W 27th place beginning August 2023. I will serve NO more than 20 children ages 4-6. Children will be dropped off at 9Am + picked up at 3pm. There are 6 off street parking spots for employees + parents that have a meeting. ALL other traffic will be pull up/dropoff only + should not cause an issue with traffic as they will not remain parked during the day.

Converting this home into a preschool will not affect the character of the surrounding properties as play area will be in the fenced backyard + grounds will be kept clean + groomed.

Opening this center will benefit the community as there is a shortage

of quality child care in our area. Also, due to COVID lock-down, there has become even more of a need for preschool children to get social experiences before entering kindergarten.



Date: 2/6/2023

1 " = 47 '

0 0.00425 0.0085 0.017 mi

N

Joplin City Limits

Addresses

Jasper Parcels

Newton Parcels

Joplin Streets

Red: Band_1

Green: Band_2

Blue: Band_3

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.



STATE OF Missouri)
) ss.
COUNTY OF Newton)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now David whitlow (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____ see attached _____ (legal description) more commonly known as 4429 W 27th Pl. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for _____ to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: _____

_____
Signature of Owner

David H Whitlow
Printed Name

_____
Signature of Owner

_____
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 13th day of February, 2023.

_____
Notary

My commission expires: April 6, 2024

Rachel Holcomb
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Newton County
COMMISSION # 16487402
MY COMMISSION EXPIRES: April 06, 2024

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

EXHIBIT A
LEGAL DESCRIPTION

FILE NO.: 112047967

The following described Real Estate, situated in the of and State of Missouri, to-wit:

All of Lot Numbered Twenty (20) in Cedar Ridge Subdivision, Plat No. 2 in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, as corrected by Instrument filed December 9, 1999 in Plat Book 18 at page 42.

Subject to building lines, conditions, easements, restrictions of record, and to any zoning laws or ordinances affecting this property, if any.

Being all and the same lands and premises conveyed to David H. Whitlow by David L. Whitlow and Pamela S. Emmert in a General Warranty Deed dated 06/23/2009 and recorded 06/29/2009 in Book 2135, Page 1204, in the Land Records of Jasper County, MO.

Tax Map No.: **19401800000106000**
Property Address: **4429 W 27th Pl, Joplin, MO 64801**

JASPER COUNTY HEALTH DEPARTMENT
105 Lincoln
Carthage, MO 64836
Phone (417) 358-3111 * Fax (417) 358-0494

April 21, 2023

David & Gelnna Whitlow
4429 W 27th Pl
Joplin, MO 64804

Subject: Heavy Metal Sampling at 4429 W 27th Pl, Joplin, MO

To Whom It May Concern,

This letter is to report the results of the soil sampling for heavy metals that was conducted on April 21, 2023 at 4429 W 27th Pl in Joplin, MO. Sampling showed that the property was below Jasper County Environmental Contamination Ordinance allowable limits for lead (400 ppm) and cadmium (75 ppm).

If you have any questions, please contact me at 417-358-0480.

Sincerely,

Sam Jones
Lead Inspector/EPHS II

Public Health
Prevent. Promote. Protect.

4429 W 27th Pl

19401800000106000

Sampled by: Sam Jones

Date	Sample Number	Section	Zinc	Lead	Cadmium	Cadmium +/-
4/21/2023	168	Surface	298	23	<ND	16
4/21/2023	169	Surface	270	56	<ND	16
4/21/2023	170	Surface	52	19	<ND	17
4/21/2023	171	Surface	245	18	<ND	13
4/21/2023	172	Surface	128	20	<ND	16
4/21/2023	173	Surface	95	21	<ND	18
4/21/2023	174	Surface	67	37	<ND	15
4/21/2023	175	Surface	84	19	<ND	18
4/21/2023	176	Surface	132	18	<ND	16
4/21/2023	177	Surface	65	66	<ND	16
4/21/2023	178	QA Sample	49	62	<ND	17

Spoke with Carrie

3/24/23
8:50 am

- Owner does not live at property - uses as mailing address
- State license - waiting to obtain permit from City - will not issue until SUP granted - probably not until June