Z&P Meeting: April 9, 2018
City Council Meeting: May 7, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 010-18 A request for a Special Use Permit (1st Request) for the operation of a Child Care Center

LOCATION 3132 E. 12th Street

APPLICANT Baily Austin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Daycare Center	.9642 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	C-3	R-2
Land Use	Two-Family Residential	Two-Family Residential	Vacant	Two-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
12th Street	Local	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 has a building that was built for and previously used as a Child Care Center. The property recently changed ownership and the new applicant hopes to continue to use the property as a Child Care Center. A Special Use Permit is required for a Child Care Center for property that is zoned Residential.

CONDITIONS

1. This Special Use Permit is issued to Baily Austin for the operation of a Child Care Facility and shelter at 3132 E. 12th Street.
2. This permit shall be eligible for two (2) years, renewable in May 2020.
3. Compliance with all provisions of Code of State Regulations, Title 19 – Department of Health and Senior Services, Division 30 – Division of Health Standards and Licensure, Chapter 60 – License-Exempt Child Care Facilities, and Chapter 62 – Licensing Rules for Group Day Care Homes and Child Day Care Centers, RSMo, as amended is required.
4. The compliance with all provisions of the Fire/Safety codes.
5. The operator of the facility located at 3132 E. 12th 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. Hours of operation are not to exceed 6:30 a.m. to 7:00 p.m., Monday through Friday.
7. Must have adequate off-street parking for all staff on duty.
8. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 010-18.



0 75 150 300 450 600 Feet

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N