CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS 2024-010 – Special Use Permit

MEETING DATE:
July 1, 2024

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 024-24: Special Use Permit – 2231 S Annie Baxter Ave - A Request for a Special Use Permit to operate a Day Care Center – Leah Gurley

BACKGROUND:
Leah Gurley is wishing to either purchase or lease the Christpoint Church building for the operation of a day care center. Due to the necessary costs of remodeling the building for the change in use, and the soil remediations that will need to be made for safe lead levels, the applicant is requesting a permanent special use permit.

Christpoint church is an institutionally scaled building that offers plenty of parking and turn around to service a neighborhood with a day care center of this scale. The change in use is compatible with the neighborhood. The change in use should not add a significant increase in traffic. The church was designed to accommodate several attendees, with a generous amount of parking and a sizeable building. The change should not impact the amount of traffic the site receives, only a change in the days/times that traffic is occurring.

PLANNING & ZONING COMMISSION TESTIMONY:
Tonya Sprenkle, mother of the applicant, represented the property and stated their intentions were to open a preschool facility for ages 6 weeks through pre-kindergarten. She estimated they would have a beginning enrollment of 56 students and an estimated 86 students after the first 1.5 years with a potential enrollment of 100 students. They will install a fence and they are presently doing soil testing. There is one area that needs to be remediated but they have someone lined up to take care of that. They are working through the preapproval of the loan, and they are actively working with the fire department to bring the building up to code.

Ms. Warren asked if this would be open to a certain demographic, such as low income.

Ms. Sprenkle responded that enrollment would be open to everyone. Their projected hours of operation would be 6:30 a.m.-5:30 p.m. Monday-Friday.

PUBLIC COMMENT;
There was no comment in favor or in opposition to this case.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 024-24 (4 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map