JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 024-24 A request for a Special Use Permit to operate a day care center.

LOCATION 2231 S Annie Baxter Ave

APPLICANT Leah Gurley

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Church	Approximately 1.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family homes	Single-family homes	Single-family homes	Single-family homes

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Annie Baxter Ave	Local	60′
W 23rd St	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

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

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.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

Yes, this site is designed to accommodate traffic and loading/unloading, so that the requesting day care use will not impose a nuisance on the neighborhood.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

Yes, 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.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

Yes, the applicant will utilize the existing building for their operations. No modifications to the outside appearance of the structure will be made.

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 ANY INJUIOUS EFFECT.

Off-street parking is provided with the existing site. No changes to the exterior parking area are planned. This will also accommodate a loading/unloading area for parents dropping off their children. Peak hours should only be in early mornings and afternoons.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Utilities are presently in place. No utility or drainage improvements will be necessary.

DISCUSSION

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.

CONDITIONS

1. This Special Use Permit is issued to Leah Gurley for the operation of a Day Care Center at 2231 S Annie Baxter Ave.
2. The term of this permit shall be permanent.
3. Provide one off-street parking space for each employee.
4. Provide a Vehicle Drop-Off Area which includes an off-street loading zone capable of holding one car per ten individuals cared for shall be provided, in addition to the required parking area, in order to provide for easy pickup and discharge of passengers.
5. 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, Chapter 61 – Licensing Rules for Family Day Care Homes, and Chapter 62 – Licensing Rules for Group Day Care Homes and Child Day Care Centers, RSMo, as amended is required.
6. Compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
7. The operator of the facility located at 2231 S Annie Baxter Ave. 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) as required by the Missouri Department of Health letter to the City of Joplin dated August 30, 1995. This condition is placed on those areas for the permitted Child Care Facility used as playgrounds by the children under the Permittee's supervision.
8. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
9. Any other conditions set by the City Council of Joplin.

ENCLOSURES

- Applicant Materials
- Map