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.: 0284-24
Filing Fee: $600.00
Received: 5/3/24
Date Advertised:
Proj. No.: 24-086
Public Hearing Date: 6/10/24

Applicant: Leah Gurley DBA Harmony Montessori Academy Phone No.: (417)793-3657

Address: 4325 S. Illinois Ave. Email: leahgurley@outlook.com

Owner: Christpoint Church (Brandon Atwell) Phone No.: (620)783-1890 (417)483-6368

Address: 1500 E. 7th St. Galena, KS 66739 Email: brandon@christpointchurch.net

Location of Property: 2231 S. Annie Baxter Ave. Joplin, MO 64804

Present Use of Property: church

Proposed Use of Property: childcare center

Current Zoning: R-1 Acreage: 1.39 acres

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	residential	
South	community garden	
East	residential	
West	residential	

Character of the Neighborhood: small residential homes with a couple of small businesses, including a church and Stained Glass Theatre.

Additional contact: Tonya Sprenkle (Preffered Contact) tonya@alerun.onmicrosoft.com
(417)359-4185

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? minimum 10 years-permanent

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: 6:30 AM - 5:30 PM

Days of Operation: Monday - Friday

Number of Off-street Parking Spaces: 55 spaces

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): 3x5'

Number of Employees and/or Assistants: End of year 1 - nine FTE

Nature of Business: Child Care

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.

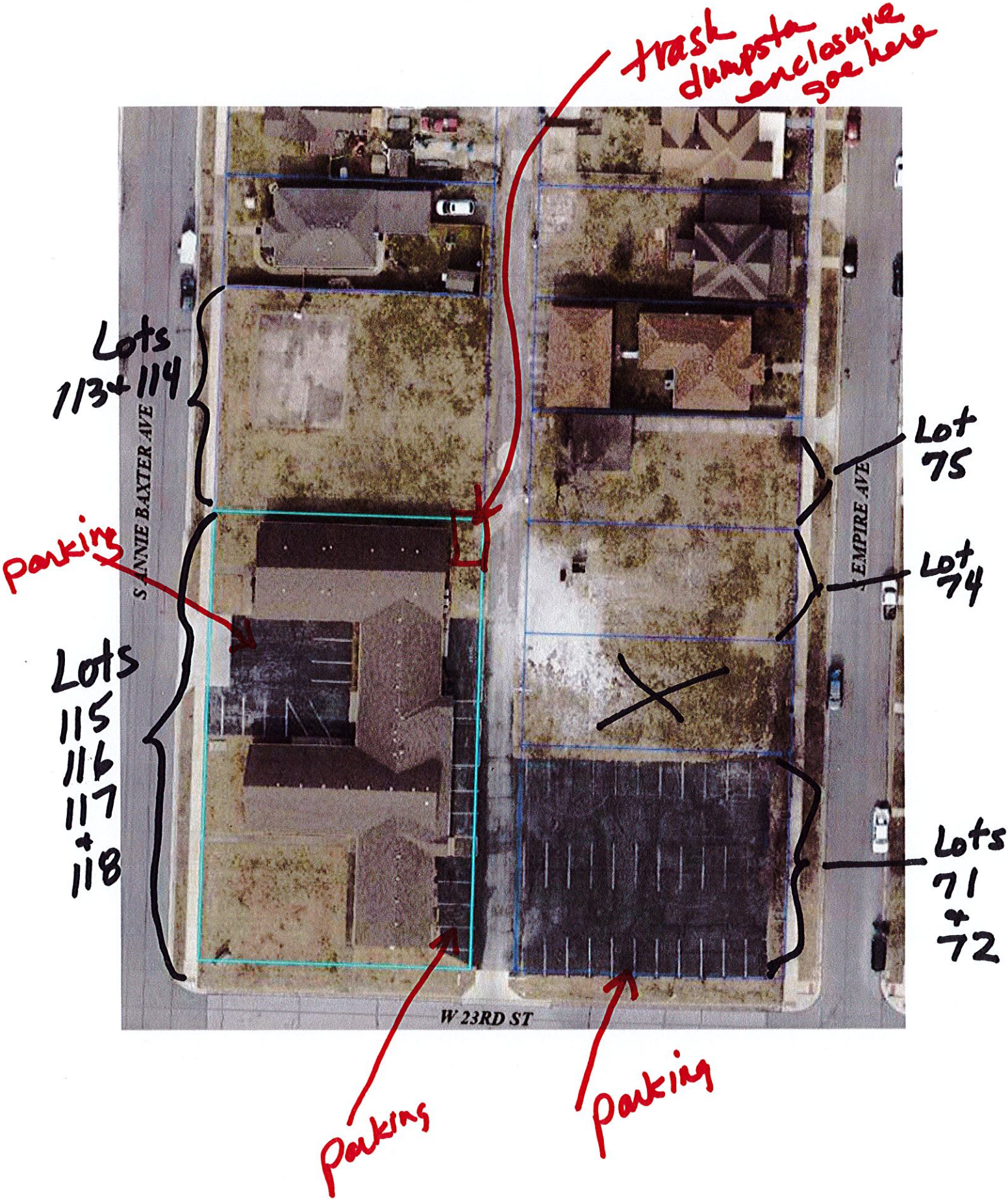
emailed to tyler 4-30

digital copy on file (we have a full set of 2011 blueprints)

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: Leah Gurley **Date:** April 29, 2024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Lots 115 116 117 + 118
Lot 75
Lot 74
Lots 71 + 72
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Parking
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EMPIRE AVE
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