Z&P Meeting: August 13, 2018
City Council Meeting: September 4, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 031-18 A request for a Special Use Permit (1st Request) for the operation of a parking lot

LOCATION 733 S. Picher Avenue

APPLICANT Children's Haven

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Parking Lot	0.1435 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-3	R-1
Land Use	Children's Haven. Owned by applicant	Single-Family Residential	Apartments	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Picher Avenue	Secondary	60'
8th Street	Secondary	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 is owned by Children's Haven, which operates on the adjacent property to the north. Children's Haven is a non-profit organization that cares for children while their parents are unable to offer adequate care due to various reasons. The Joplin Zoning Ordinance allows parking lots in residential areas, but a Special Use Permit is required first. This parking lot is intended to be used for employee vehicles for Children's Haven. After hours, there may be a few organizational vehicles parked there. Adequate buffering will be in place to screen car headlights from the surrounding neighborhood. However, little to no activity is anticipated to take place after business hours. Children's Haven is in need of additional parking on site. Permitting this parking lot will largely alleviate the need for vehicles to park on the street, which is relatively narrow.

The current zoning map shows there to be residential properties directly to the north of the proposed parking lot. Children's Haven now owns those lots and the residential homes have been demolished since the time that new imagery was taken.

CONDITIONS

1. This Special Use Permit is issued to Children's Haven for the operation of a parking lot at 733 S. Picher Avenue.
2. All open off-street parking and loading areas shall be graded with an all-weather material such as asphalt, concrete or double sealcoat.
3. The term of this permit shall be permanent.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 031-18.

SPECIAL USE PERMIT APPLICATION

RECEIVED 7-3-18

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 031-18
Filing Fee: $500.00
Date Advertised: 7-29-18
Date Notices Sent 7-31-18
Public Hearing Date: 8-6-18

APPLICANT: Stephanie Theis, E.D. PHONE: 417-782-4453
ADDRESS: 711 S. Picher, Joplin 64801 EMAIL: ch-stephanie@att.net
OWNER: Children's Haven of SWMO PHONE: 417-782-4453
ADDRESS: 711 S. Picher, Joplin 64801 EMAIL: ch-stephanie@att.net
LOCATION OF PROPERTY: 733 S. Picher, Joplin 64801
LEGAL DESCRIPTION: Lot Numbered Twenty-four (24) in Byers and Murphy's Second Addition to the City of Joplin, Jasper County, Missouri
PRESENT ZONING CLASSIFICATION: R1 ACREAGE: 0.1435
PRESENT USE OF PROPERTY: blighted homes demolished recently to current vacant lots
PROPOSED LAND USE ACTIVITY: playground addition and parking for nonprofit organization

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Children's Haven home	R1
South	Apartments	R3
East	Home & rental home	R1
West	2 homes	R1

	Yes	No
Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.		
1. Is deemed necessary for the public convenience at that location.	✓	
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	✓	

3. Is found to be generally compatible with the neighborhood in which it is proposed. ✓ ____

4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. ✓ ____

5. 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 injurious effect. ✓ ____

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. ✓ ____

Should this special use be valid only for a specific time period? Yes ___ No ✓
If Yes, what length of time? _____

SIGNATURE: Stephanie Theis DATE: 6-18-18

BY: Stephanie Theis TITLE: Executive Director

Attachments Required:
1. One copy of a legal description of the property on which the use is to be located.
2. 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.

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)

1. Hours of Operation. 7am - 8pm
2. Days of Operation. Monday - Sunday
3. Number of Off-street Parking Spaces. 15
4. Signs (Generally signs are limited to one sign not larger that 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.)
5. Number of Assistants or employees. 24 (who park in seperate location behind house)
6. Nature of the Business. Nonprofit crisis care home for local children.
7. Location of the Business. 711 S. Picher

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.

SPECIAL USE PERMIT APPLICATION ATTACHMENT

Children's Haven of Southwest Missouri

Deemed necessary for the public convenience at that location:

Additional Children's Haven parking is necessary to accommodate Children's Haven's 3 vans and daytime visitors. The use of off street parking will increase community safety with improved traffic site lines and visibility.

Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected:

The health, safety, and welfare of the children served through Children's Haven will be protected by providing the children a safe and secure loading area instead of entering and exiting vans on a busy street. The safety of the children will be prioritized as they are less likely to be in danger as they would be standing on a busy road.

The use of off street parking will increase community safety with improved traffic site lines and visibility.

Children's Haven is working with Anderson Engineering and Mid-Land Construction to ensure that all regulations, codes and requirements are completed satisfactorily and professionally.

SPECIAL USE PERMIT APPLICATION ATTACHMENT

Children's Haven of Southwest Missouri

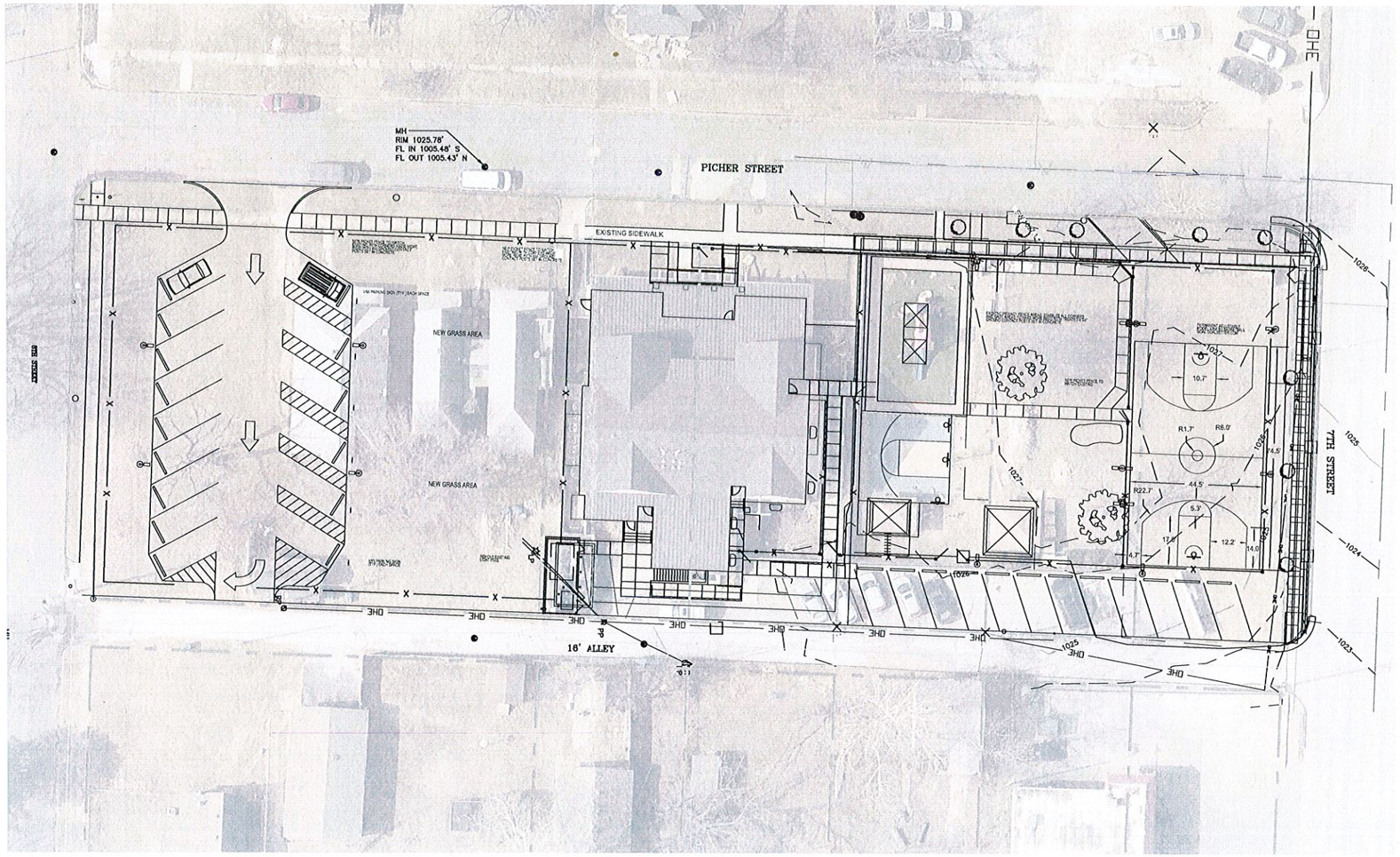
Proposed Use

The proposed use of the parking lot will primarily be to house 3 Children's Haven vans. The foremost intended use of the parking lot is to increase the children's safety by providing a loading zone to enter and exit vans away from the traffic of Picher Street. Van utilization begins after 7am Monday-Friday when children are transported to local schools and later on weekend mornings for field trips to area parks. Van utilization concludes prior to 8pm. Additional parking spots will be available for day visitors, such as board members and guests who wish to visit or tour the home. It is anticipated that having the vans off Picher Street overnight will decrease the amount of damage they receive through hit and run accidents and intentional acts of vandalism.

The neighborhood will receive additional benefits from the off street parking for Children's Haven vans and day visitors as decreased blockage on Picher Street will increase traffic site lines and visibility thus, reducing potential for distractions and unintentional auto damage.

The blighted homes recently demolished for the proposed parking lot housed an influx of people that seemed to be plagued by instability. The police visited them often due to their frequent state of distress. The houses and outbuildings were dangerous and their demolition is a benefit to the neighborhood.

Children's Haven provides temporary shelter to local children is a safe, secure environment while assisting their families to access community resources to resolve a crisis. Through the services provided free to families, we work to protect children, prevent child abuse and neglect, reduce family stress, and keep families together. So far this year we served 203 Joplin children providing nurturing crisis care, family case management to resolve the crisis, fun activities, transportation to school and doctor appointments, healthy meals and snacks.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID

PAVEMENT MARKING KEY:

SYSL/4" - SINGLE YELLOW SOLID LINE, 4" WIDE
SWSL/4" - SINGLE WHITE SOLID LINE, 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE, 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE, 24" WIDE

PAINT LEGEND	
BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST. 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300.
STRIPING AND HANDICAP STRIPING	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP PARKING "SYMBOLS" ONLY	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING
811 E. 3RD STREET, JOPLIN, MISSOURI 64801 PHONE (417) 782-7399
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION – LC 62

REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAWING INFO.

DRAWN BY:	
CHECK BY:	
LICENSE NO.	
DATE:	
FIELD BOOK:	
JOB NUMBER:	

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CHILDREN'S HAVEN
PARKING EXPANSION
711 S. PICHER AVE.

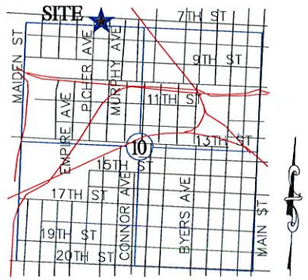
SITE LAYOUT

JOPLIN, JASPER, MISSOURI

DRAWING NO. 18J0100XX

SHEET NUMBER C3.0

Case 031-18

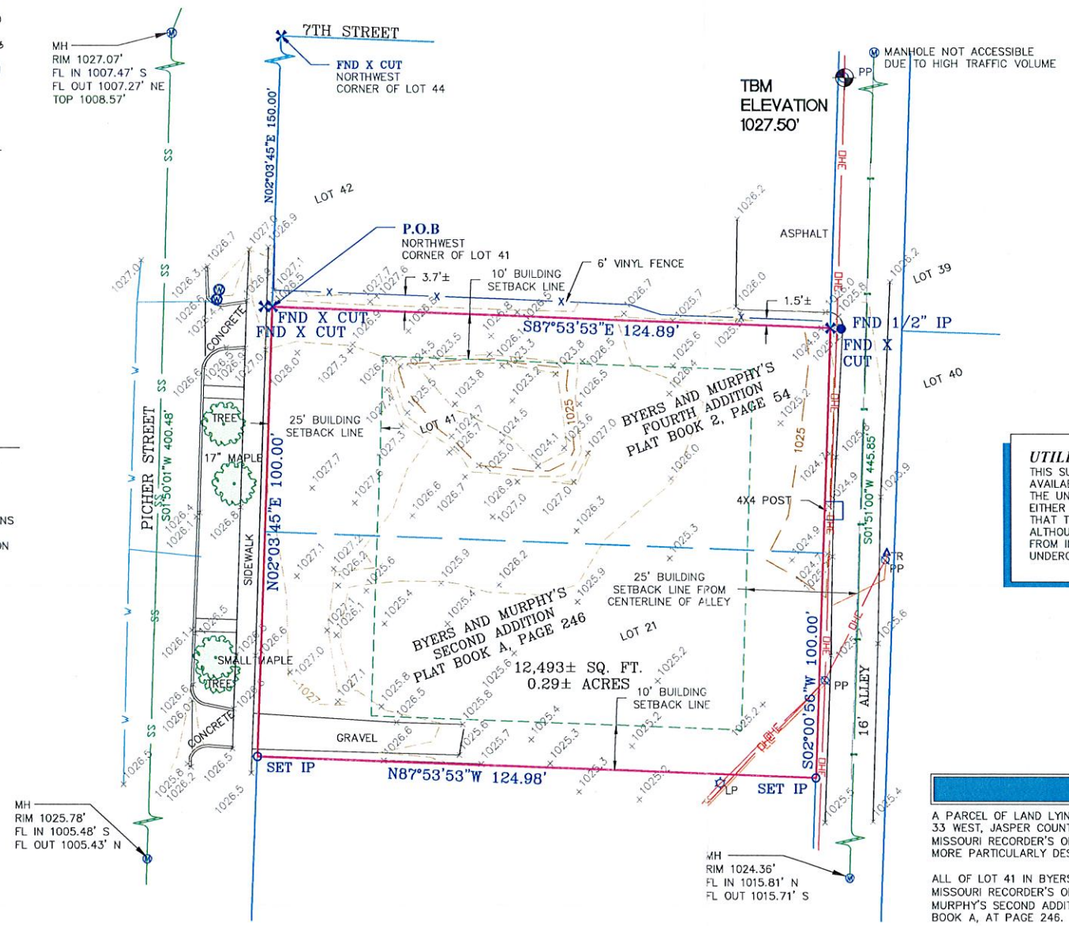


LOCATION SKETCH
SECTION 10
T 27 N, R 33 W
SCALE: 1"=2000'

BENCHMARK

TBM IS A RAIL ROAD SPIKE IN POWER POLE, 98.4'± FROM THE NORTHEAST CORNER OF SUBJECT PROPERTY, WITH AN ELEVATION OF 1027.50 FEET.

ELEVATIONS DERIVED FROM GPS OBSERVATIONS BEGINNING AT NGS GRS STATION "JS 008" WHICH HAS A PUBLISHED NAVD 88 ELEVATION OF 1053.8 FEET.



ZONING DATA

SUBJECT PROPERTY IS ZONED R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 10'
REAR: 25' FROM CENTERLINE OF ALLEY

NOTES

1) BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NO. 121220117.

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, BEING THE SAME TRACT AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2220, AT PAGE 1278 AND IN BOOK 2223, AT PAGE 1943, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL OF LOT 41 IN BYERS AND MURPHY'S FOURTH ADDITION, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 2, AT PAGE 54 AND ALL OF LOT 21 IN BYERS AND MURPHY'S SECOND ADDITION, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK A, AT PAGE 246.

LEGEND

- FND IP FOUND IRON PIN
- SET IP SET IRON PIN
- PP GY POWER POLE W/ GUY
- MH MANHOLE
- WATER METER
- TR TELEPHONE RISER
- PROPERTY LINE
- SANITARY SEWER — SS —
- TELEPHONE LINE — TEL —
- GAS LINE — G —
- WATER LINE — W —
- ELECTRIC LINE — OHE —
- FENCE LINE — x — x —

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEYORS NOTE

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

GRID

ACCURACY STANDARD: URBAN

SURVEYOR'S DECLARATION

I, THE UNDERSIGNED, DO HEREBY DECLARE THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION IS AS SHOWN AND IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR URBAN SURVEYS.
LAST REVISION DATE JUNE 7, 2012

ANDERSON ENGINEERING, INC. L.C. 62
BY:

STATE OF MISSOURI
JERROD L. HOGAN
NUMBER PLS-2004001333
PROFESSIONAL LAND SURVEYOR

JERROD L. HOGAN, P.L.S. 2004001333 — 6-7-12 DATE

DATE OF FIELD SURVEY OCTOBER 27, 2008

ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
811 E. 32ND STREET • JOPLIN, MISSOURI 64804 • PHONE (417) 782-7389

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY DATE	FIELD BY:	SLM
			DRAWN BY:	JLH
			CHECK BY:	
			DATE:	6-7-12
			FIELD BOOK:	
			JOB NUMBER:	40000

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CHILDREN'S HAVEN
OF SOUTHWEST MISSOURI, INC.

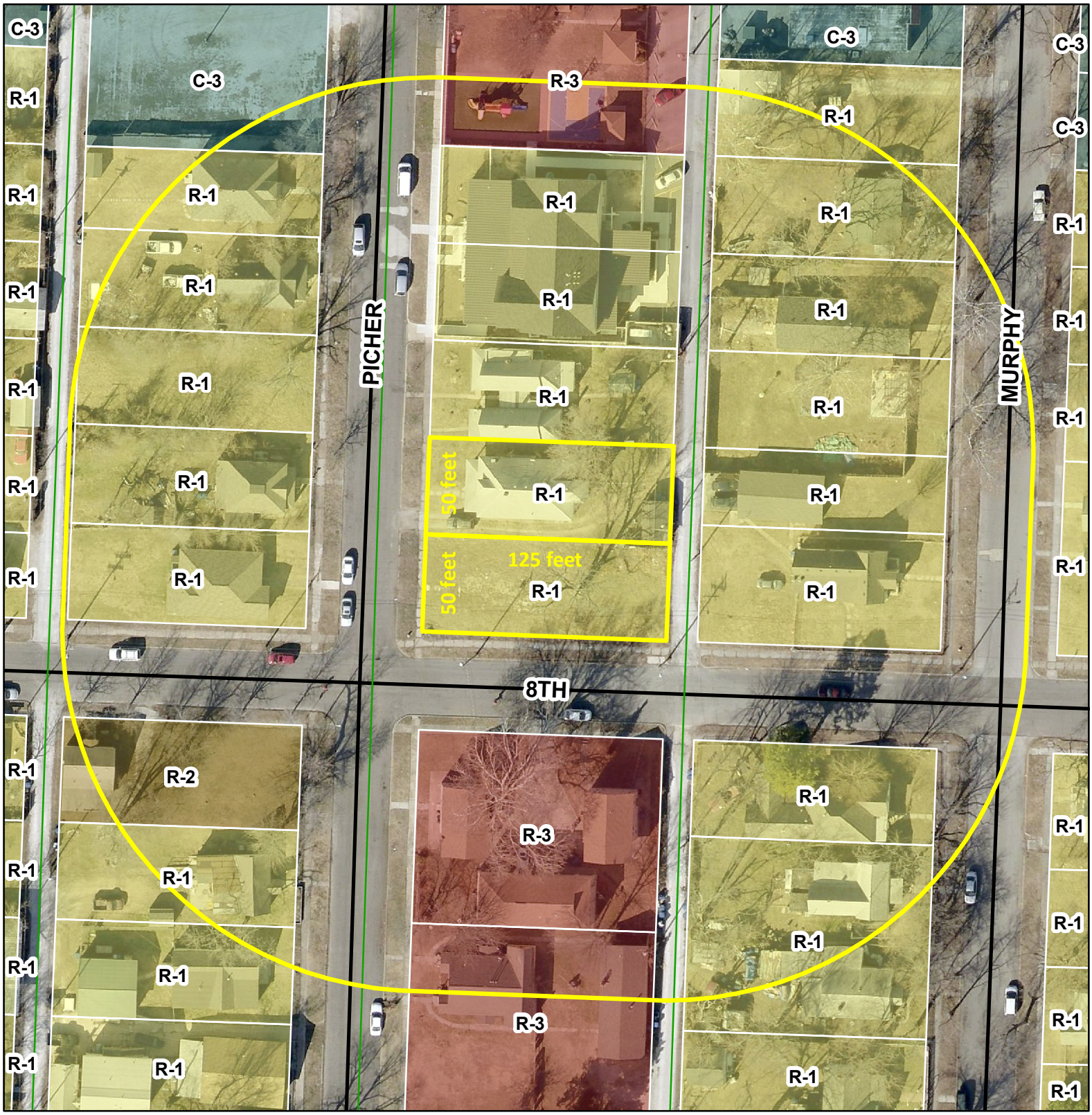
BOUNDARY & TOPOGRAPHIC SURVEY

PICHER AVENUE
JOPLIN, JASPER COUNTY, MISSOURI

DRAWING NO.
JOP-100-2861

SHEET NUMBER
1 OF 1

Case 031-18



0 55 110 220 330 440 Feet

Case 031-18: 733 S. Picher Avenue -- A request for a Special Use Permit (1st Request) for the operation of a parking lot -- Stephanie Theis

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