Z&P Meeting: August 10, 2015
City Council Meeting: September 8, 2015

STAFF PLANNING REPORT
Special Use Permit

CASE 023-15: A request for a Special Use Permit (1st Request) for Outdoor Recreation and Entertainment.

LOCATION: 3405 S Hammons Boulevard

APPLICANT: Victory Ministry and Sports Complex

REQUESTED USE: Outdoor Recreation and Entertainment (Archery Range)

CORRIDOR: N/A

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 Single-family residential	Undeveloped	22,800 ft²

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	M-2	C-3	C-3
Land Use	Commercial	Protein Solutions, LLC.	Commercial	Sam's Club

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Hammons Boulevard	Secondary	50'

IS OFF STREET PARKING PROVIDED?

Yes.

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

DISCUSSION:

The applicant is requesting a Special Use Permit (1st Request) to create an outdoor archery range and walking trail. This requires a Special Use Permit regardless of the zoning classification. There will be nine lanes with three dimensional targets for archery practice. This will be a walking range.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to Victory Ministries and Sports Complex for the operation of an archery range (Outdoor Recreation and Entertainment).
2. The permit shall be permanent.
3. All safety requirements outlined by the National Field Archery Association for 3-D targets shall be followed.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 023-15.

RECEIVED 7-8-15

CITY OF JOPLIN, MISSOURI

SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case No.: 023-15
Filing Fee: 350.00
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 8-11-15

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801
417-624-0820 Ext. 511
FAX 417-625-4738

APPLICANT: Victory Ministry & Sports Complex PHONE: 417-206-6886

ADDRESS: 3405 S. Hammons Blvd. ZIP: 64804

~~OWNER~~ CEO Jack Frost PHONE: 417-439-5700

ADDRESS: 15 Quail Ridge ZIP: 64804

LOCATION OF PROPERTY: S.E. Joplin

LEGAL DESCRIPTION: (See attached)

PRESENT ZONING CLASSIFICATION: C-3 ACREAGE: 59.5

PRESENT USE OF PROPERTY: Sports and ministry

PROPOSED LAND USE ACTIVITY: Archery Range (Walking Trail with 3D targets)

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	open / Commercial / 32nd St.	C-3
South	open / I-44	C-3
East	Rail Road	M-2
West	open / Convention Center	C-3

	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.		✓

	Yes	No
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: _____ DATE: 7-8-15

BY: Jack E. Frost TITLE: CEO

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.
3. Ten copies of a site plan (drawn to a scale of 100 feet or less; the inch) that meets all ordinance requirements for the property on which the use is to be located, showing:
   a) structures
   b) boundary lines with dimensions and bearings,
   c) streets,
   d) easements,
   e) parking lot layout,
   f) internal traffic flow,
   g) points of ingress/egress,
   h) landscaping,
   i) setbacks, and
   j) detention, if required.

[Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.]

Victory Ministry and Sports Complex – 3D archery range / walking trail.

1. Hours of Operation (8am-9pm) most likely afternoons and evening hours only for the range
2. Days of Operation (Monday Thru Saturday possible) most likely 2 days per week for the range
3. Number of Off-street Parking Places (250)
4. Signs
   - "all participants must check in before entry"
   - Signs at each "lane" similar to a golf course tee-box
5. Number of Assistants or Employees
   a. 5 full-time, 15 part-time,
6. Nature of the Business
   a. Sports Ministry
7. Location of the Business
   a. Victory Ministry and Sports Complex 3405 S. Hammons Blvd. Joplin, Mo. 64804



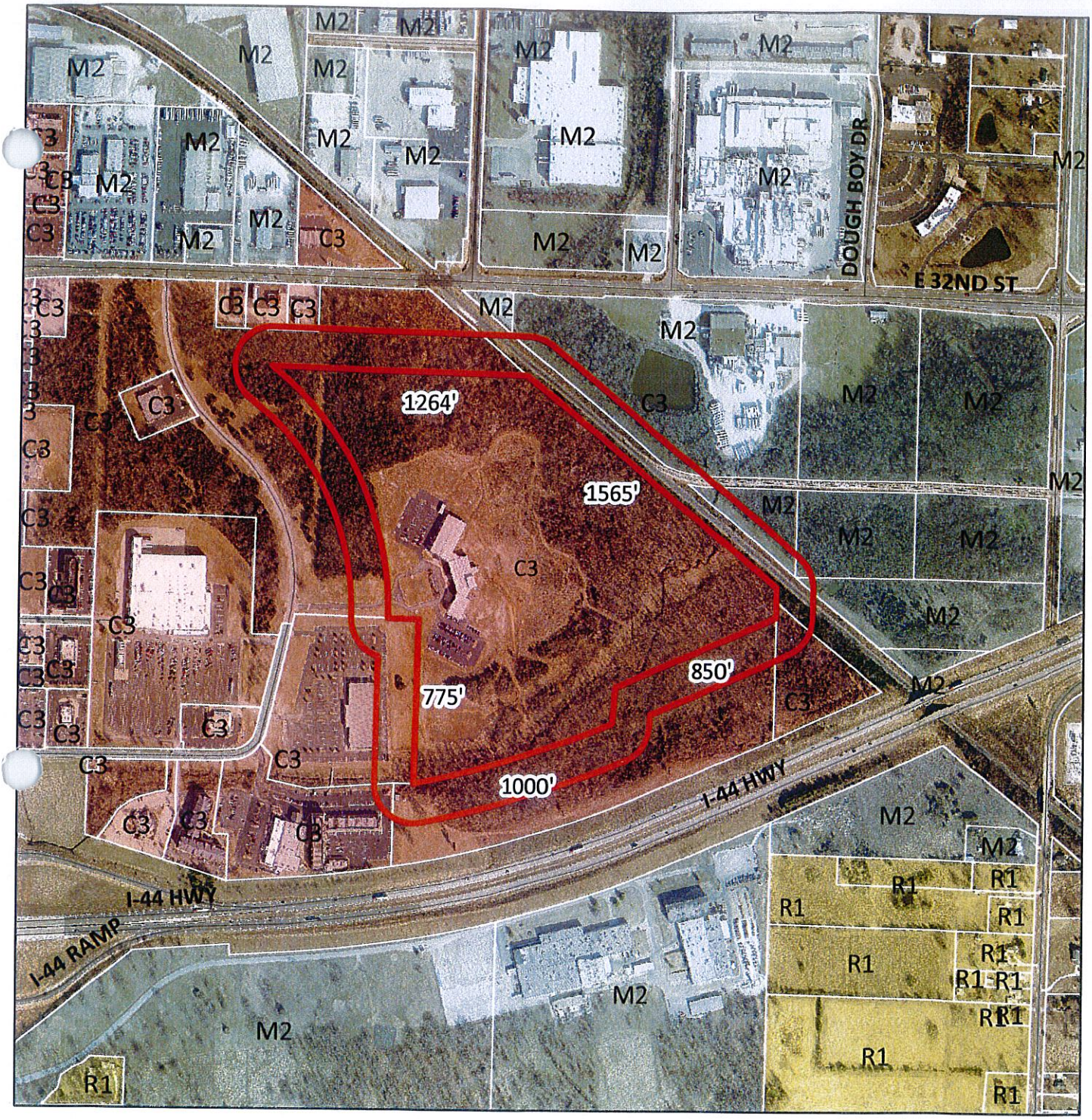
Victory Ministry and Sports Complex – 3D archery range / walking trail.

Proposed use:

VMSC in partnership with Outback Archery Joplin, propose:

The development, maintenance and use of a walking 3 dimensional target archery practice range.

Similar in design and setup to a 9 hole executive golf course. VMSC has 59 acres available for this use within the city limits of Joplin. A walking, running path already exists and would be very easily added to for the above proposed use. Various types of targets would be used: deer, bear, wild boar, mountain lion etc. The use of the range would incur a charge at the front desk of VMSC along with all patrons signing and completing a "use waiver". Patrons under the age of 18 would have to be accompanied by parent or guardian. Also patrons using the path for running / walking would also have to check in for safety reasons. Also the location and situation of the 10 "lanes" will add to the safety or the proposal due to no structures, or residences being close by. Various types of archery equipment would be able to be used, and various safety and warning signage would be utilized. The closest easement to the proposed property would be that of the Railroad, we believe that it would also pose no danger to the railroad due to the distance that the targets and lanes would be from it. No traffic conditions would be affected due to there being no roads. The benefits for the city would be to have a place where archery enthusiasts could come and practice outdoors archery in a more real setting, the possibility of holding tournaments, which could draw visitors from the area and could result in hotel stays, restaurant use, fuel use and retailer needs.



0 0.225 0.45 0.9 Miles

Case 023-15: 3405 S Hammons Boulevard – A request for a Special Use Permit (1st request) for the Outdoor Recreation and Entertainment – Victory Ministry and Sports Complex.

N

Case 023-15: 3405 South Hammons Boulevard – A request for a Special Use Permit (first request) for the Outdoor Recreation and Entertainment – Victory Ministries and Sports Complex.

Mr. Eastman opened the public hearing for Case 023-15.

Mr. Jef Frost, 15 Quail Ridge, Joplin, appeared representing Victory Ministries and Sports Complex. They propose a walking track for a 3-D archery range in cooperation with Outback Archery due to local interest.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 023-15.

MR. DERMOTT MOVED, SECONDED BY MR. SMITH, THAT CASE 023-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO VICTORY MINISTRIES AND SPORTS COMPLEX, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. CORTEZ, MR. DERMOTT, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN, MR. DUNCAN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).