Z&P Meeting: August 10, 2020
City Council Meeting: September 8, 2020

STAFF PLANNING REPORT
Special Use Permit

CASE 032-20 A request for a permanent Special Use Permit (Initial Application) for the operation of a group residential living facility.

LOCATION 1408 & 1414 Euclid Ave.

APPLICANT Stephanie Meeks

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Group Residential	Approximately 0.58 Acres

SITE CONTEXT

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Euclid Ave.	Local	40'

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

The applicant is requesting a permanent Special Use Permit for the operation of a Group Residential Living Facility as part of their LovinGrace facility. The typical hours of operation are from 24 hours a day. The facility provides approximately 10 off-street parking spaces and employs 13 assistants or employees. The design of the facility is such that it is compatible with the residential character of the neighborhood. This use generally generates little traffic throughout the day.

CONDITIONS

1. This Special Use Permit is issued to LovinGrace for the operation of Group Residential Living Facility at .
2. The permit shall be valid permanently upon approval.
3. The hours of operation shall be limited to between 24 hours a day, Monday through Sunday.
4. Off street parking for at least ten (10) vehicles shall be provided.
5. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

SPECIAL USE PERMIT APPLICATION

Return Form to:
Office of the Planning/Community Development Manager
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.: 032-20
Filing Fee: ~~$500.00~~ 550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: Hampshire Terrace III, Inc.DBA LovinGrace PHONE: 417-540-8640

ADDRESS: 1414 Euclid Avenue EMAIL: director@lovin-grace.org

OWNER: Hampshire Terrace III, Inc. DBA LovinGrace PHONE: 417-540-8640

ADDRESS: 1414 Euclid Avenue EMAIL: director@lovin-grace.org

LOCATION/ADDRESS OF PROPERTY: 1408 & 1414 Euclid Avenue, Joplin, MO 64801

LEGAL DESCRIPTION: See attached.

PRESENT ZONING CLASSIFICATION: R1 ACREAGE:

PRESENT USE OF PROPERTY: Group Home Limited

PROPOSED LAND USE ACTIVITY: Group Home General

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Church	R1
South	Residential	R1
East	Residential	R1
West	Residential	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.		X
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	X	
3. Is found to be generally compatible with the neighborhood in which it is proposed.	X	
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	X	
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.	X	
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	X	

Should this special use be valid only for a specific time period? Yes X No _____

If Yes, what length of time? Two Years

SIGNATURE: Stephanie Meek DATE: 7/1/2020

BY: Stephanie Meek TITLE: Executive Director

ATTACHMENTS REQUIRED:

1. One copy of a legal description of the property on which the use is to be located (deed or certified survey).
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: 24 Hours/Day
2. Days of Operation: Daily
3. Number of Off-street Parking Spaces: 10

4. 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): There is currently one sign located in the front of the home.
5. Number of Assistants or employees: 13
6. Nature of the Business: Nonprofit Transitional Living for Young Women (aged 17-24)
7. Location of the Business: 1408 & 1414 Euclid Avenue, Joplin, MO 64801

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

Hampshire Terrace III, Inc. DBA LovinGrace
Rezoning/Special Use Permit Application Statement
June 17, 2020

Reasoning for the Rezoning

Hampshire Terrace III, Inc. DBA LovinGrace is asking for a zoning change in order to expand both the reach and offerings of our program. We currently serve up to eight young women at a time, aged 17-24, in our community by offering case management services, housing, an evening meal, and 24/7 supervision in order to alleviate the cycle of poverty inherent to the situations these young women come from.

LovinGrace has been open since February 2014 and has served 95 young women since opening our doors. We have worked with young women aging out of foster care, who are homeless, whose families are experiencing crisis, or who need a supportive environment in order to learn the skills necessary to navigate the educational, career, or adult world.

Since opening, we have had consistent requests for housing the same age range young woman who is pregnant or who might be parenting a child. We are asking for the zoning change in order to build another home so that we might house an additional eight young women in this situation.

The Impact of the Proposed Change

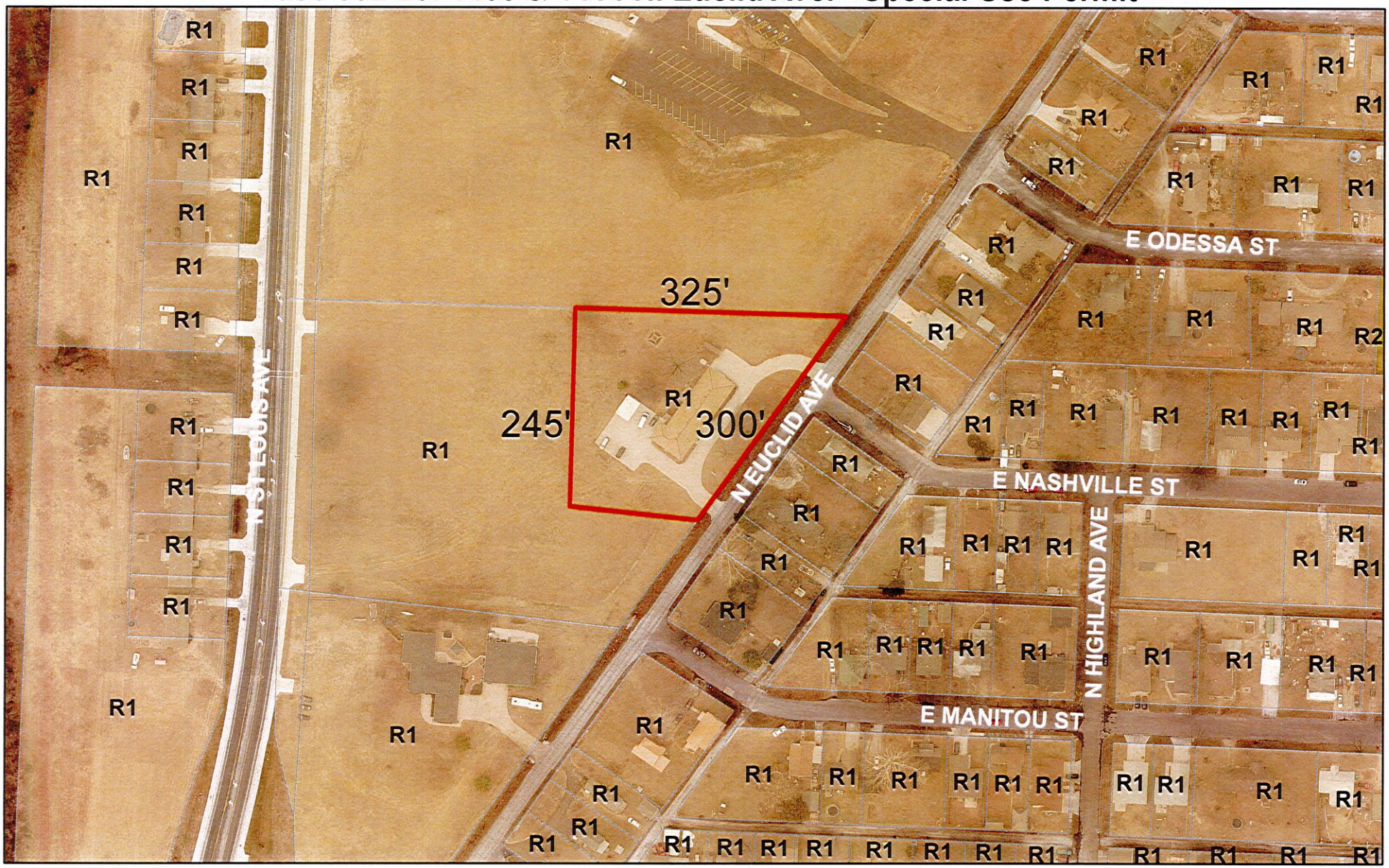
- any traffic conditions that may result
    - The traffic impact would be minor. We currently have Board members, volunteers, employees, and a small percentage of residents entering the premises from nearby roadways.
- any danger from fire hazards
    - LovinGrace has a facility wide sprinkler and alarm system in its current home. The new home will also have those systems. The buildings meet all fire codes.
- how the proposed change may affect the character of the surrounding properties
    - LovinGrace is located in a remodeled home that has been in the neighborhood since the late 1960's or early 1970's. The new home has been designed to have a cottage feel and will blend into the current character of the surrounding homes.
- how the proposed change will benefit the City of Joplin
    - LovinGrace provides transitional housing and case management services for the young women in our community who are aging out of foster care, are homeless, who might need additional time to develop life skills, or whose families are experiencing crisis. We work to change the potential for a lifelong cycle of poverty by focusing on education, employment, and spiritual growth opportunities. We focus our life skills training on communication skills, health promotion, conflict and anger management, goal setting, budgeting, life planning, nutrition, personal hygiene, and interviewing/job search skills.
    - The new home will increase our ability to effect change within our community by providing a transitional home for pregnant and parenting young women. We plan to add child development, parenting, and childhood nutritional education requirements to our already established programming curriculum. Our ultimate

goal is to provide safety while addressing the needs of an underserved populace.

Statistics which indicate the extent of the problem we address through our interventions at LovinGrace (our why):

- Based on the Voices of Youth Count statistics on youth homelessness in America:
  - 1 in 10 young adults ages 18-25 endures some form of homelessness in a year.
  - The subpopulation of unmarried parenting youth had a 200% higher risk of homelessness.
  - 5.9% of the overall homeless population in the state are unaccompanied children and youth (2014).
  - Based on our population, Joplin could have 283 young women, aged 18-24 experiencing homelessness each year.
- Children of teen mothers are at significantly increased risk for a number of economic, social, and health problems.
  - The children are more likely to be born prematurely and at a low birth weight.
  - They are 50% more likely to repeat a grade, less likely to complete high school, and have lower performance on standardized tests than those born to older parents.
  - The children of teen parents are more likely to live in poverty and suffer higher rates of abuse and neglect than would occur if their mothers delayed childbearing.
  - The sons of teen mothers are 13% more likely to end up in prison.
  - The daughters of teen parents are 22% more likely to become teen mothers themselves.
- Teen mothers are more likely to end up on public assistance.
  - 41% of mothers who have a child before the age of 18 ever complete high school.
  - Nationally, teen childbearing costs taxpayers at least $7 billion each year in direct costs associated with health care, foster care, criminal justice, public assistance, and lost tax revenue.

Case 032-20: 1408 & 1414 N. Euclid Ave. - Special Use Permit



A request for a Special Use Permit (Initial request) for the operation of a group residential living facility – Stephanie Meeks, Hampshire Terrace III, Inc. DBA LovinGrace

0 85 170 340 510 680 Feet

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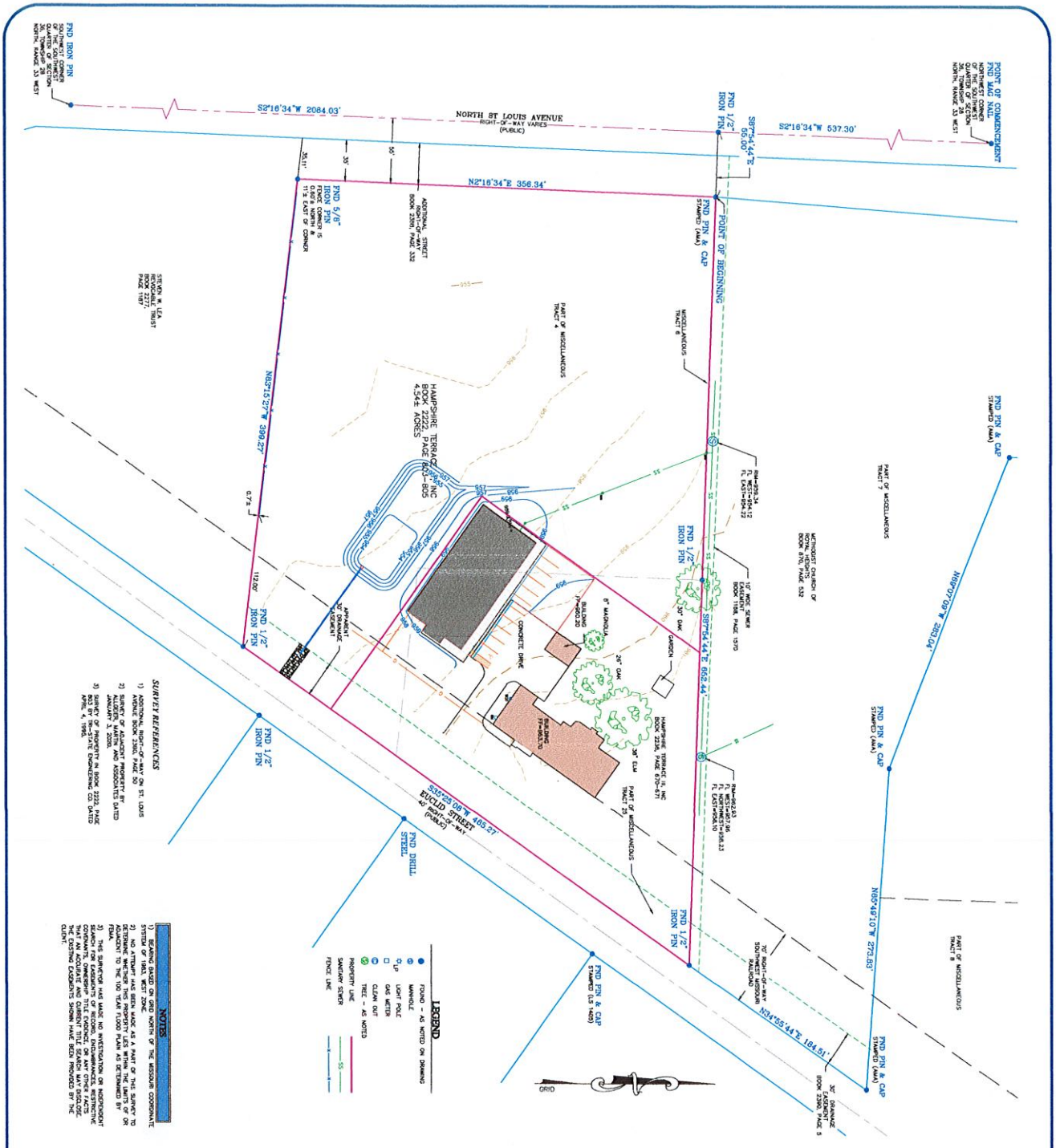


SURVEY REFERENCES

1) ADDITIONAL RIGHT-OF-WAY ON ST. LOUIS AVENUE BOOK 2300, PAGE 50
2) SURVEY OF ADJACENT PROPERTY BY ALLGEIER, MARTIN AND ASSOCIATES DATED APRIL 4, 1995.
3) SURVEY OF PROPERTY IN BOOK 2222, PAGE 803 BY TRI-STATE ENGINEERING CO. DATED APRIL 4, 1995.

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE
2) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THIS PROPERTY LIES WITHIN THE LIMITS OF OR ADJACENT TO THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA.
3) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE EXISTING EASEMENTS SHOWN HAVE BEEN PROVIDED BY THE CLIENT.

LEGEND

FOUND - AS NOTED ON DRAWING
MANHOLE
LP LIGHT POLE
GAS METER
CLEAN OUT
TREE - AS NOTED
PROPERTY LINE
FENCE LINE
SANITARY SEWER

DESCRIPTION

ALL OF MISCELLANEOUS TRACT NUMBER SIX (6) AND PART OF MISCELLANEOUS TRACTS FOUR (4) AND TWENTY-FIVE (25) IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT A FOUND MAG NAIL AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE, SOUTH 02°16'34" WEST ALONG THE WEST LINE THEREOF, 537.30 FEET TO A FOUND 1/2" REBAR CAP STAMPED (illegible) ON THE EAST RIGHT-OF-WAY OF ST. LOUIS AVENUE, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 02°16'34" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY, 1984.03 FEET TO A FOUND HALF INCH (1/2") IRON PIN; THENCE LEAVING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY, SOUTH 87°54'44" EAST, 55.00 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 02°16'34" EAST, 356.34 FEET TO A FOUND HALF INCH (1/2") IRON PIN; THENCE SOUTH 87°54'44" EAST, 642.44 FEET TO A FOUND HALF INCH (1/2") IRON PIN ON THE WEST RIGHT-OF-WAY OF EUCLID AVENUE; THENCE SOUTH 35°45'08" WEST ALONG SAID WEST RIGHT-OF-WAY, 485.27 FEET TO A FOUND HALF INCH (1/2") IRON PIN; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 83°13'27" WEST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2222, PAGE 803-805 OF THE RECORDS OF JASPER COUNTY, MISSOURI, 399.27 FEET TO A FOUND FIVE-EIGHTH INCH (5/8") IRON PIN ON THE WEST RIGHT-OF-WAY OF NORTH ST. LOUIS AVENUE; THENCE NORTH 02°16'34" EAST ALONG SAID WEST RIGHT-OF-WAY, 356.34 FEET TO A FOUND FIVE-EIGHTH INCH (5/8") IRON PIN ON THE NORTH LINE OF MISCELLANEOUS TRACT NUMBER FOUR (4) AND MISCELLANEOUS TRACT NUMBER SIX (6) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT A FOUND MAG NAIL AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE, SOUTH 02°16'34" WEST ALONG THE WEST LINE THEREOF, 537.30 FEET TO A FOUND 1/2" REBAR CAP STAMPED (illegible) ON THE EAST RIGHT-OF-WAY OF ST. LOUIS AVENUE, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 02°16'34" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY, 1984.03 FEET TO A FOUND HALF INCH (1/2") IRON PIN; THENCE LEAVING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY, SOUTH 87°54'44" EAST, 55.00 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 02°16'34" EAST, 356.34 FEET TO A FOUND HALF INCH (1/2") IRON PIN; THENCE SOUTH 87°54'44" EAST, 642.44 FEET TO A FOUND HALF INCH (1/2") IRON PIN ON THE WEST RIGHT-OF-WAY OF EUCLID AVENUE; THENCE SOUTH 35°45'08" WEST ALONG SAID WEST RIGHT-OF-WAY, 485.27 FEET TO A FOUND HALF INCH (1/2") IRON PIN; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 83°13'27" WEST ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2222, PAGE 803-805 OF THE RECORDS OF JASPER COUNTY, MISSOURI, 399.27 FEET TO A FOUND FIVE-EIGHTH INCH (5/8") IRON PIN ON THE WEST RIGHT-OF-WAY OF NORTH ST. LOUIS AVENUE; THENCE NORTH 02°16'34" EAST ALONG SAID WEST RIGHT-OF-WAY, 356.34 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°48'42" EAST 327.44 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING NORTH 89°48'42" EAST 327.44 FEET TO THE WEST RIGHT-OF-WAY OF SOUTHERN MISSOURI RAILROAD; THENCE SOUTH 34°55'44" EAST ALONG SAID WEST RIGHT-OF-WAY 242.81 FEET MORE OR LESS TO THE POINT OF BEGINNING.

DEED DESCRIPTION

BOOK 2228, PAGE 670-671

ALL THAT PART OF MISCELLANEOUS TRACTS NUMBERED SIX (6), MISCELLANEOUS TRACTS NUMBERED TWENTY-FIVE (25) AND MISCELLANEOUS TRACTS NUMBERED FOUR (4) IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT OF SAID SECTION 36, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 537.30 FEET, THENCE NORTH 89°48'42" EAST 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ST. LOUIS AVENUE AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°48'42" EAST 327.44 FEET TO THE WEST RIGHT-OF-WAY OF SOUTHERN MISSOURI RAILROAD; THENCE SOUTH 34°55'44" EAST ALONG SAID WEST RIGHT-OF-WAY 242.81 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE NORTH 67°07'07" WEST 160.33 FEET; THENCE NORTH 07°07'07" WEST 242.81 FEET MORE OR LESS TO THE POINT OF BEGINNING.

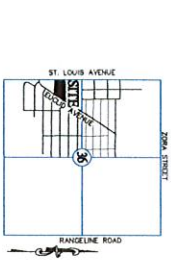
DEED DESCRIPTION

BOOK 2222, PAGE 803-805

ALL OF MISCELLANEOUS TRACT SIX (6) AND THAT PART OF MISCELLANEOUS TRACTS FOUR (4) AND TWENTY-FIVE (25) IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 28, RANGE 33 IN JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 36; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 537.30 FEET; THENCE NORTH 89°48'42" EAST 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ST. LOUIS AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°48'42" EAST 327.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF EUCLID AVENUE; THENCE SOUTH 35°45'08" WEST 434.48 FEET TO A POINT ON THE NORTH LINE OF MISCELLANEOUS TRACT NUMBER SIX (6) AND MISCELLANEOUS TRACT NUMBER TWENTY-FIVE (25); THENCE NORTH 83°13'27" WEST 399.27 FEET TO THE EAST RIGHT-OF-WAY OF ST. LOUIS AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY 353.48 FEET TO THE POINT OF BEGINNING; EXCEPT ALL THAT PART OF MISCELLANEOUS TRACT NUMBER SIX (6) AND MISCELLANEOUS TRACT NUMBER FOUR (4) IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 36; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 537.30 FEET; THENCE NORTH 89°48'42" EAST 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ST. LOUIS AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°48'42" EAST 327.44 FEET TO THE WEST RIGHT-OF-WAY OF SOUTHERN MISSOURI RAILROAD; THENCE SOUTH 34°55'44" EAST ALONG SAID WEST RIGHT-OF-WAY 305.19 FEET; THENCE NORTH 67°07'07" WEST 242.81 FEET TO THE POINT OF BEGINNING.

LOCATION SKETCH

SECTION 36
T 28 N, R 33 W
SCALE 1"=2000'



GRAPHIC SCALE



ACCURACY STANDARD URBAN

SURVEYORS DECLARATION

"I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION IS AS SHOWN HEREON AND DESCRIBED HEREIN, WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS."

DATE OF LAST REVISION DATE FEBRUARY 24, 2020

BY: ANDERSON ENGINEERING, INC. LIC. #2

GREGORY D. SOMERS, P.L.S. 2092

2-24-20
DATE

DRAWING NO.	LOVIN GRACE HAMPSHIRE TERRACE III, INC.	REVISIONS			DRAWING INFO.	
JOP-100-5513	BOUNDARY AND TOPOGRAPHIC SURVEY	NO.	DESCRIPTION	BY / DATE	FIELD BY:	
SHEET NUMBER 1 OF 1	1414 EUCLID AVENUE JOPLIN, JASPER COUNTY, MISSOURI				DRAWN BY:	RWW
					CHECK BY:	GBB
					DATE:	02/24/20
					FIELD BOOK:	
					JOB NUMBER:	20J010016

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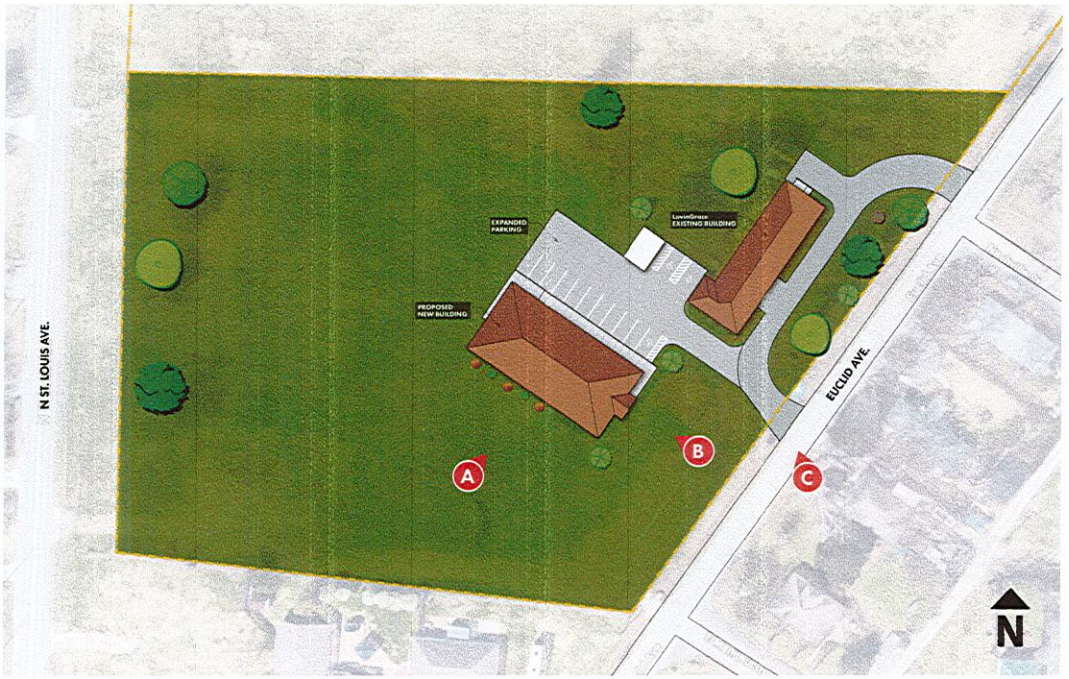
811 E. 3RD STREET• JOPLIN, MISSOURI 64801• PHONE (417) 782-7339









CGA architects

LovinGrace Expansion

Elevations & Site Plan

Joplin, MO | *August 2020*