JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 038-25 A request for a Special Use Permit to operate a Day Care Home (1st Request)

LOCATION 230 N McKinley Ave, Joplin, MO 64801

APPLICANT Ashley Khadavi

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Single-Family Home	Approximately 0.15 acres

SITE CONTEXT

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N McKinley Ave	Local	60′

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.

The application is located in the appropriate zoning district to apply for this special use, according to the Land Use Table of the Joplin Development Code.

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

The proposed use will not be detrimental to public health, safety and welfare.

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

Yes, the proposed use is found to be generally compatible with the neighborhood in which it is proposed. No alterations to the exterior structure will be made.

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

Yes, the proposed structure will be required to meet the height limitations for a single-family residence. After consultation with the applicant, staff has been informed that no alterations are being made to the exterior of the structure.

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.

Per the Day Care Home Specific Use Standards in the Joplin Development Code, Article 4, Section 4: Specific Use Standards, E: Day Care (Centers and Homes), one-off street parking space must be provided for each non-resident or non-family member employee, in addition to the two-off street parking spaces required for a single-family home. The applicant has indicated that there will be no non-resident employees in the proposed Day Care Home.

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

There is no proposed impervious area being added to the site.

DISCUSSION

The applicant meets all of the required parking minimums and has supplied a letter from the Jasper County Health Department verifying that they do not exceed the allowable lead amounts. The applicant does not plan to care for more than ten children. The proposed hours of operation are 7:00 AM to 5:00 PM, Monday through Friday.

CONDITIONS

1. This Special Use Permit is issued to Ashley Khadivi for the operation of a Family Day Care Home use at 230 N McKinley Ave.
2. The permit shall be for two (2) years.
3. Off-street parking for at least four (4) vehicles shall be provided.
4. Vehicles shall be legally parked curbside and/or the owner shall have parking areas provided.
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 Marshall is required.
7. The number of children allowed in the facility at any one time shall be limited to the amount determined by the Department of Health and Senior Services, Bureau of Child Care.
8. The operator of the facility located at 230 N McKinley 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.
9. All regulations as stated in Appendix 29-A (Joplin Development Code) of the Joplin Municipal Code shall be followed at all times.
10. One non-illuminated detached sign shall be permitted, provided that it does not exceed two square feet, no more than six feet off the ground, at least ten feet inside the property line, and within at least ten feet of the primary entrance.
11. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map