Special Use Permit Procedures

Applicability. A special use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. These uses may not be appropriate generally throughout a district, but due to the specific design and operational characteristics of the use on a particular site or due to conditions around the proposed location of the use, could be appropriate in limited circumstances. These uses require a case-specific review to determine the compatibility in a specific context and location. Special use permits may be initiated by the property owner.

The special use permit process applies to uses identified as a special use in the applicable zoning district by Article 4, Table 4-03, Use Table.

Review Criteria. A special use permit shall be reviewed according to the following criteria:

1. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the comprehensive plan.
2. Any site development or construction proposed with the use complies with the requirements of this code, including all specific conditions for the particular use.
3. Whether any additional site-specific conditions are necessary to meet the purposes, intent, or design objectives of any applicable subsections of this code or are necessary to mitigate any other potential impacts that are specific to the proposed use.
4. The impact on the public realm, including the design and function of the streetscape and relationship of building and site elements to the streetscape.
5. Compatibility with the character of the area considering building scale, building form, architectural character, landscape, and site design.
6. Compatibility with other uses or potential development in the area considering operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property.
7. Whether a limited period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.
8. The adequacy of drainage, utilities, police, fire, refuse collection, and other public facilities and services.
9. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
10. The recommendations of professional staff or other technical reviews associated with the application.

Review Procedure. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to special use permit applications.

1. Applications may be accompanied by site plan where they are necessary to review conformance with standards of this code and any performance criteria for the particular uses.
2. The Director shall review the application and determine if the review or comment of any other department or agency is required.

3. The Planning Commission may recommend, and the City Council may approve any additional conditions on the use including the physical development, operations, maintenance or any other limitation it feels necessary to ensure the application meets the criteria in this location.

Effect of Decision. Approval of a special use permit, and satisfaction of all conditions of the special use permit, shall authorize the applicant to apply for a building permit, and other applicable permits. Approval shall be valid for one year, and any application not acted upon within this period shall be void and require a new application. A special use permit shall expire at end of any period specified in the permit, or if the use is abandoned for more than 12 months. Any expansion or other change in scale, intensity or operation of the use that could increase its impact shall require the permit to be amended through the same process as the original approval. A special use may be revoked through the same procedures granting the use, upon a finding that the conditions of approval have not been met, or the use has otherwise violated the provisions of this code or any other applicable law.

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.: 038-25
Filing Fee: $600.00
Received: 10/2/25
Date Advertised:
Proj. No.: 25-061
Public Hearing Date: 11/10/25

Applicant: Ashley Khadivi Phone No.: 417-455-6504

Address: 230 N Mckinley Ave Email: amraby0930@gmail.com

Owner: Kaeron and Ashley Khadivi Phone No.: 417-455-6504

Address: 230 N Mckinley Ave Email: Same

Location of Property: 230 N Mckinley Ave

Present Use of Property: Single-Family Home

Proposed Use of Property: Residential Day Care Home

Current Zoning: R-1 Acreage:

Surrounding Land Use and Zoning:

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

Character of the Neighborhood: Low-Density Residential

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? 2 years

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):

Parking: 2 req + 1 for every non-res employee

Hours of Operation: 7a-5p

Days of Operation: Monday through Friday

Number of Off-street Parking Spaces: 3 we have 0 non-res employees

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): Yes

Number of Employees and/or Assistants: 2

Nature of Business: Day 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.

Jasper County will perform tests

Letter from appointed testing facility-lead levels 500 parts per million or less

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: Ashley Khachi **Date:** 10/2/25

- Is deemed necessary for the public convenience at that location
    - Yes, it's down the street from an elementary school. So, it will be convenient for parents to drop their older kids off at school and then swing by my location to drop off their younger kids. This section of town also doesn't have many daycares, so it will provide an option of childcare.
- Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
    - Yes, it doesn't interfere with public health, safety or welfare.
- Is found to be generally compatible with the neighborhood in which it is located.
    - Yes, I have spoken to all of the nearby neighbors and everyone agrees, it doesn't interfere with the daily lives of anyone.
- Will comply with the height and area regulations of the district in which it is located unless specifically granted
    - Yes, I have no intentions of doing any major remodeling, but would definitely get it approved before attempting to do such a thing.
- Off street parking and loading areas will be provided in accordance with the standard set forth in the zoning regulations and such areas will be screened from adjoining resident uses and located so as to protect each residential use from injurious effect.
    - We have a total of 3 off street parking spots, but parents picking up and dropping off chose to park on the street, they are not there longer than 5 or so minutes and do not interfere with the neighborhood. My neighbors agree.
- Adequate utility, drainage, and other necessary facilities have been or will be provided.
    - I do not believe any of those are needed past the standard housing facilities already installed.

- One copy of the necessary, descriptive materials related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazard; how the proposed use will benefit the city of dropping.
    - Traffic is not impacted as parent cars are not parked long, and there will not be many parents to begin with. I will only have up to 10 kids.
    - There is no additional fire hazard associated with the proposed use.
    - If anything, it will help the character of the surrounding properties by being a daycare that people can list on their listing to sell their home.
    - The city of Joplin can always benefit from additional childcare which would allow more parents to get jobs or open businesses to further grow the economy of Joplin. Daycare is a vital resource needed to keep businesses running



3219

JASPER COUNTY HEALTH DEPARTMENT
105 Lincoln
Carthage, MO 64836
Phone (417) 358-3111 * Fax (417) 358-0494

September 12, 2025

Kaevon Khadivi
230 N McKinley Ave.
Joplin, MO 64801

Subject: Heavy Metal Sampling at 230 N. McKinley (H Fenix Add S 16' Lot 214 & N 37' Lot 215)

To Whom It May Concern,

This letter is to report the results of the soil sampling for heavy metals that was conducted on September 12, 2025, at 230 N. McKinley Ave. in Joplin, MO. Sampling showed that the property was below Jasper County Environmental Contamination Ordinance allowable limits for lead (400 ppm) and cadmium (75 ppm). Any fill dirt brought onto the property should be certified to contain less than 100 parts per million (ppm) lead and 40 ppm cadmium.

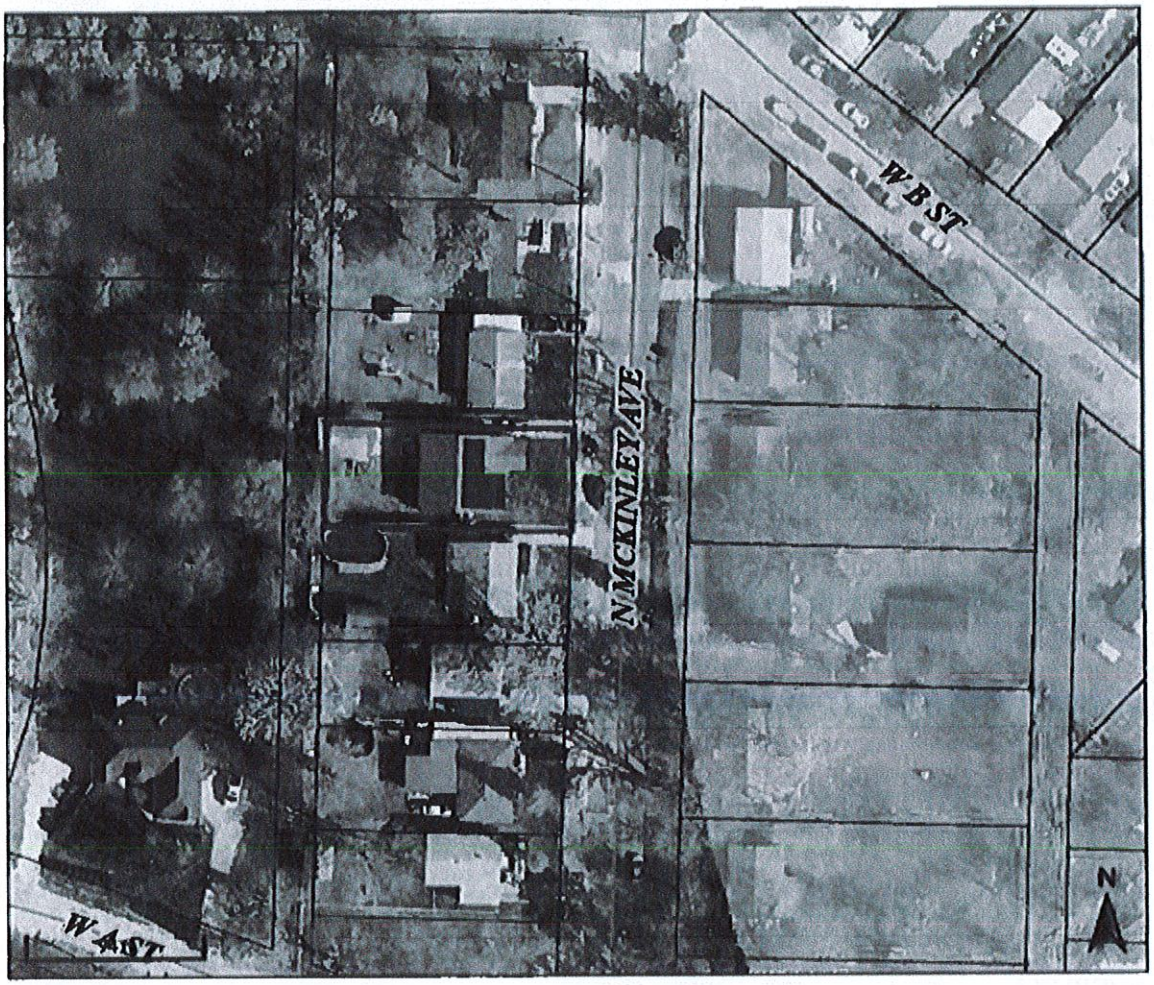
If you have any questions, please contact me at 417-358-0480.

Sincerely,

Kyle Marrett
Lead Inspector/EPHS I

Public Health
Prevent. Promote. Protect.

Beacon™ Jasper County, MO





Legend

- County Boundary
- Parcels
- Local Roads
- Mine Areas
- Smelter
- EDR Zone

Parcel ID	19200421019009000	**Alternate ID**	31-005860-0000	**Owner Address**	KHADIVI KAEVON
Sec/Twp/Rng	4-27-33	**Class**	R		230 N MCKINLEY AVE
Property Address	230 N MC KINLEY AVE	**Acreage**	0.1582		JOPLIN, MO 64801
District	114				

Brief Tax Description H FENIX ADD S 16' LOT 214 & N 37' LOT 215
(Note: Not to be used on legal documents)

Any split parcels recorded after the middle of May will not display until the next tax year.

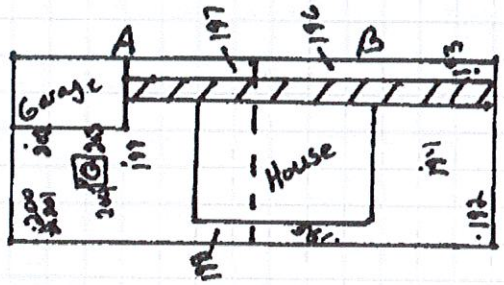
Date created: 9/11/2025
Last Data Uploaded: 9/11/2025 1:44:02 AM

Developed by SCHNEIDER GEOSPATIAL

TITLE 230 N. McKinley Joplin, MO (0.16 acres) PROJECT 3219 Initial Tested & Reported on 9/12/25

Continued From Page

Parcel ID: 19200421019009000



Key
S# = Sample number
. = Surface sample
Zn = Zinc
Pb = Lead
Cd = Cadmium
nd = Not detected
○ = 12" depth
□ = 18" depth
★ = QA

S#	Zn	Pb	Cd
192	325	70	nd
193	469	60	7
194	356	59	nd
195	656	116	13
196	406	106	nd
avg B	442	82	16
197	635	82	nd
198	727	158	13
199	778	132	11
200	906	65	27
202	996	110	nd
avg A	806	109	18
○ 203	820	76	21
□ 204	591	98	8

S#	Standards
189	Resolution: 142.5
190	SiO2 : Pb 43
191	sdorm: Pb=824

Continued To Page

SIGNATURE

DATE 9/12/25

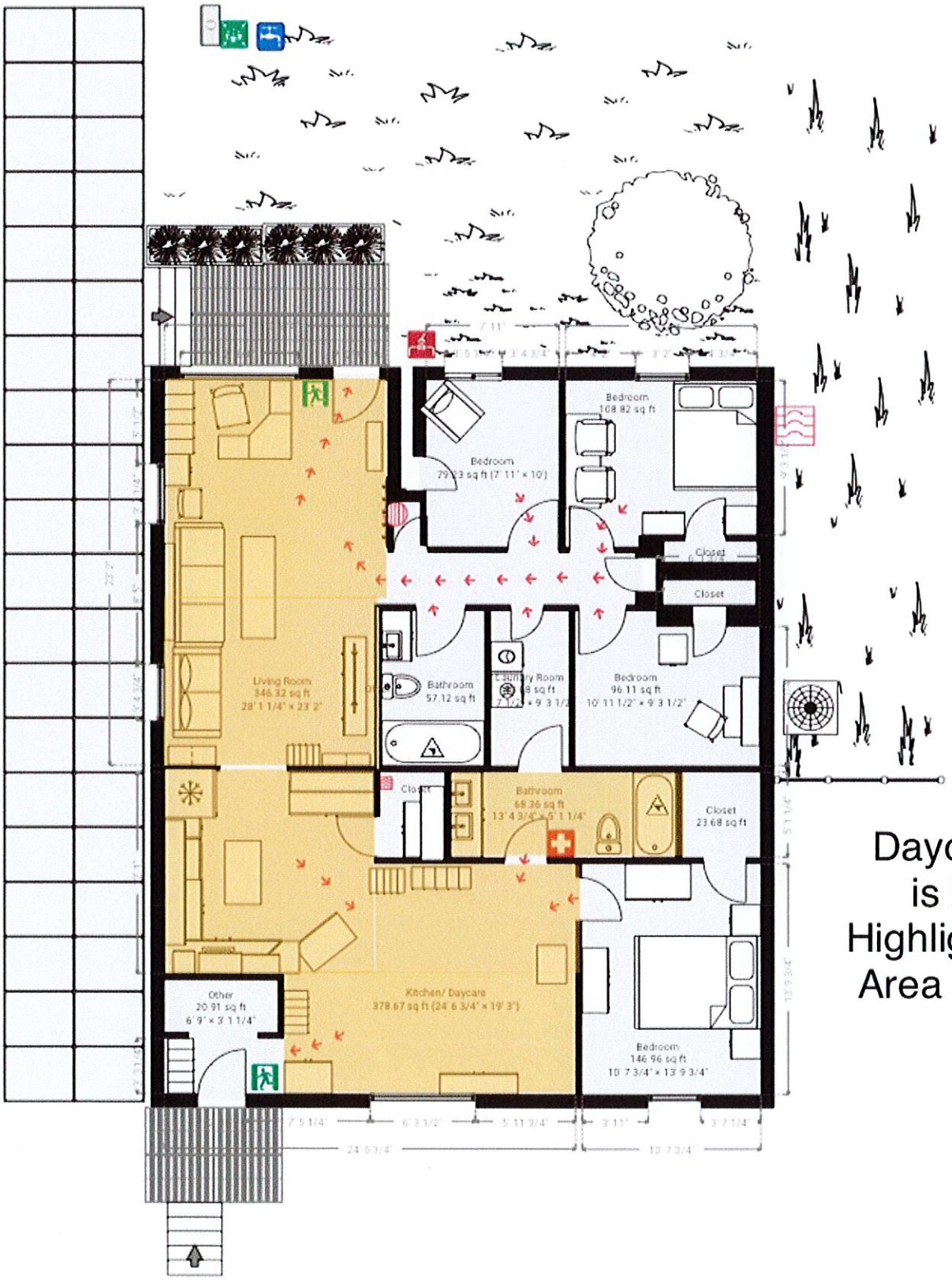
Ash's Angels Childcare Emergency Plan

230 North McKinley Avenue, 64801 Joplin, Missouri, US
TOTAL AREA: 1645.02 sq ft · LIVING AREA: 1645.02 sq ft · FLOORS: 1 · ROOMS: 16

magicplan

▼ Ground Floor

TOTAL AREA: 1645.02 sq ft · LIVING AREA: 1645.02 sq ft · ROOMS: 16



Daycare is in Highlighted Area Only

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'
1:109