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

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Parking Lot</td>
<td>0.1435 acres</td>
</tr>
</tbody>
</table>

SITE CONTEXT

<table>
<thead>
<tr>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>R-1</td>
<td>R-1</td>
<td>R-3</td>
</tr>
<tr>
<td>Children’s Haven, Owned by applicant</td>
<td>Single-Family Residential</td>
<td>Apartments</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Picher Avenue</td>
<td>Secondary</td>
<td>60’</td>
</tr>
<tr>
<td>8th Street</td>
<td>Secondary</td>
<td>50’</td>
</tr>
</tbody>
</table>

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

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: 7-6-18

APPLICANT: Stephanie Theis, ED
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
EMAIL: ch-stephanie@att.net

ADDRESS: 711 S. Picher, Joplin 64801

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:

<table>
<thead>
<tr>
<th>North</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>R3</td>
</tr>
<tr>
<td>East</td>
<td>R1</td>
</tr>
<tr>
<td>West</td>
<td>R1</td>
</tr>
</tbody>
</table>

Land Use: Children's Haven Home

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 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):  
5. Number of Assistants or employees: 24  
7. Location of the Business: 715 S. Pitcher  

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.
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