

**Requested Council Meeting Date: September 4, 2018**

Item: Resolution No. 2018-013

Originating Department: Planning &amp; Community Development

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Attachments: 1) Resolution No. 2018-013  
2) Planning Report  
3) Commission Minutes

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Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 8/13/18

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Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "4 in Favor, 0 Nay, 3 Absent".

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**SUMMARY/REQUEST:**

Case 031-18: 733 S Picher Avenue – A request for a Special; Use Permit (1<sup>st</sup> Request) for the operation of a parking lot – Children’s Haven.

**STAFF SUMMARY:**

The applicant is requesting a Special Use Permit for a parking lot for additional parking.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Children’s Haven for the operation of a parking lot at 733 South 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.*

**PLANNING & ZONING COMMISSION TESTIMONY:**

Stephanie Theis, Executive Director of Children’s Haven of Southwest Missouri. This Special Use Permit request is for a parking lot. The parking lot on that property will be for 15 parking spaces. This will be to utilize three (3) Vans that they use for transportation of the children. They have been parking on Picher Ave. and the Vans have been damaged over the years. Also, a way to unload and load the children safely. 733 S Picher Avenue is two lots, on which the residential homes have been demolished. We would have visitors during the day, parents that might park there, people that are coming for tours of the children’s home. There is parking behind the home and the staff normally parks there and will continue to park behind the home.

Mr. Ramsour wanted to know if the lot was going to be paved?

Mrs. Theis stated it would be. They are working with Anderson Engineering and Midland Construction on the project.

Mr. Cortez asked if it would be fenced?

Mrs. Theis stated they were looking at the greenspace.

PUBLIC COMMENT:

Jerry Holcomb, 3016 W. 26<sup>th</sup> Street, Joplin, MO. He is on the board of Children's Haven and has been for a number of years. He stated that he thinks the facility has done nothing but bring up the neighborhood. He is whole heartedly in support of the request.