



STAFF PLANNING REPORT Special Use Permit

CASE 044-22 A request for a Special Use Permit (1st Request) for the operation of a day care center.

LOCATION 1918 S. Sergeant

APPLICANT Addalli Vogt

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single-family Residential/C-O Non-retail Commercial	Former day care center	Approximately 0.23 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1/C-1	C-1	R-1
Land Use	Single-family Residential	Commercial	Vacant	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Sergeant Ave.	Local	60'
W. 20 th St.	Arterial	75'

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.

Being along 20th St., which is classified as an arterial street, is convenient for the public. This location has high visibility and relatively easy access off of two streets. It is also located on a corridor that has residential neighborhoods to the North and South, so this use may be able to serve many homes.

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

The proposed use will be required to follow the conditions set forth below regarding noise, lighting, and health requirements in order to ensure the public health, safety, and welfare will be protected. As a facility that cares for children, additional protections are required by the state.

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

This property is along a major arterial street offering convenience for nearby neighborhoods. With extensive residential neighborhoods surrounding this property, the proposed use of a facility caring for children is compatible with the area.

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

Any permanent or semi-permanent structure will be required to meet the height requirements of the R-1 or C-O district, whichever is more restrictive. No additional structure, or addition to the existing structure, is planned.

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.

Limited parking for up to 6 vehicles will be provided on-site.

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

Utilities are presently in place. Drainage is handled via curb and gutter running parallel to the street. No alterations to the site are planned that would increase impervious area or stormwater runoff.

DISCUSSION

The applicant is requesting a Special Use Permit for the first time with this application for the operation of a day care center. The center would provide up to 6 off-street parking spaces and operate Monday through Friday, from 6 AM to 6 PM. They would employ up to 15 individuals or volunteers.

This property has previously served as a Day Care Center back to the early 2000s. A change in ownership is necessitating a new special use permit be granted for operation to restart.

CONDITIONS

1. This Special Use Permit is issued to Addalli Vogt for the operation of Day Care Center use at 1918 S. Sergeant Ave.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in August 2024.
3. Off-street parking for at least six (6) 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 Marshal 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 1918 S. Sergeant 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 (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
10. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map