

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

RS2022-012 – Special Use Permit

MEETING DATE:

August 1, 2022

ORIGINATING DEPARTMENT:

Planning, Development and Neighborhood Services

REVIEWED BY:

Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
City Manager – Nicholas Edwards

FUNDING SOURCE:

These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 044-22: Special Use Permit: 1918 S. Sergeant Ave. – A request for a Special Use Permit (1st Request) for the operation of a Day Care Center – Addalli Vogt

BACKGROUND:

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 5 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.

Please see the attached ordinance for a listing of the conditions.

PLANNING & ZONING COMMISSION TESTIMONY:

Addalli Vogt, 12469 Aspen Rd., Joplin, Missouri requested a Special Use Permit for 1918 S. Sergeant Ave. Joplin, Missouri. Ms. Vogt stated they had a Special Use Permit in the past and it expired in 2017. Ms. Vogt is applying for a Special Use Permit now and hopeful to get a permanent permit so she would not have to appear before the Board when it expires in two years.

Mr. Eastman asked for questions.

Ms. Phillips questioned the amount of parking spaces available. Ms. Phillips asked if the parking spaces would be put end to end. She was not for sure how in the world there would be six parking spaces available even dividing the spaces between the alley and the street entrance.

Ms. Vogt stated you can get three vehicles in the alley and fit two vehicles in the driveway if needed and then there is space available for at least three vehicles on the side of the street in front of daycare on Sergeant Street. Across the street there is a business, Forest & Fields and they have their own parking spaces.

Ms. Phillips questioned the off-street parking as indicated on the application. She referred to page 2 of 3 on the application directing her question to onsite parking.

Mr. Stanton stated if the number of parking spaces was five then an amendment must be proposed to the Special Use Permit as provided by the applicant.

Ms. Phillips asked if that needed to be in the Motion.

Mr. Stanton yes, you have a Motion to amend the proposed Special Use Permit and a Motion to approve.

Ms. Phillips had another question for Mr. Stanton. Ms. Phillips asked if they were required to have so many parking spaces per employee. Ms. Phillips questioned where the number six came from.

Mr. Stanton stated the six came from their application. That is what they had listed that they could provide so we placed that in the conditions as well. If they are only able to provide the five, then we would recommend amending the Special Use Permit to correspond with what they are able to provide.

Ms. Phillips questioned if there was a rule that there were so many square feet per parking space like a store is required to have.

Mr. Stanton advised yes, there was but he did not have the Code in front of him to answer this question. Mr. Stanton believed it was one per 300 square feet. That was a general rule of thumb. Mr. Stanton referred to Mr. Bolander.

Mr. Bolander stated it is based on employees. It is one per employee, but we do not necessarily count drop off and pick up area along as it is safe when they drop off and pick up. Typically, that type of business is come and go, and you do not have a lot of cars permanently parked on the site except for employees.

Ms. Phillips stated she just did not want it to look like the Board was not attentive to detail.

PUBLIC COMMENT;

None.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approval for Case 045-22 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes

Applicant Materials
Map