



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Special Use Permit

CASE 058-22 A request for a Special Use Permit (1st Request) for the operation of a day care center.

LOCATION 3132 E. 12st

APPLICANT Elite Preparatory School

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2 Two-family Residential	Day care center	Approximately 0.96 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	C-3	R-2
Land Use	Two-family Residential	Two-family Residential	Commercial	Two-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 12 th St.	Local	50'

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 located on 12th St. just east of a major arterial (Range Line Rd.), provides access to the use on the southern extent of a residential neighborhood. This location provides access to the community without the need for limited traffic to pass through a neighborhood while still being accessible to the adjacent neighborhood.

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. This day care facility is already in operation under a permanent special use permit. The applicant is proposing an addition to increase the operation up to 76 children. This requires a new special use permit to be obtained as the facility would be exceeding the conditions of the special use permit already in place.

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

With extensive residential neighborhoods surrounding this property, the proposed use of a facility caring for children is compatible with the area. The facility is already in operation and appearance is compatible with a residential neighborhood.

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-2. The addition will have the same requirements.

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 14 vehicles will be provided on-site. (2.5 per 1000 sf)

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 planned addition will require building application review as part of approvals.

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 10 off-street parking spaces and operate Monday through Friday, from 7 AM to 5:30 PM.

This property is currently operating as a Day Care Center. A planned addition to the facility is necessitating a new special use permit to increase the number of allowed children to the requested number.

CONDITIONS

1. This Special Use Permit is issued to Elite Preparatory School, LLC for the operation of Day Care Center use at 3132 E. 12th St.
2. The permit shall be permanent.
3. Off-street parking for at least ten (14) 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 3132 E. 12th St. 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 (Joplin Development 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