



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Special Use Permit

CASE 019-23 Special Use Permit – A Request for a Special Use Permit to operate a Group Day Care Home

LOCATION 4429 W 27th Pl, Joplin, MO 64801

APPLICANT Carrie J Swinferd

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Single-Family Home	Approximately 0.2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 27 th Pl.	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.

The application is located in the appropriate zoning district to apply for this special use permit.

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

The proposed use is required to comply with all restrictions and provisions outlined below in regard to noise, health and safety, parking, etc., to ensure the health, safety, and welfare of the public are protected. Facilities that provide care for children are further required to obtain licensing from the State of Missouri and adhere to the additional protections required by the State.

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

The site will be located in a residential subdivision, near the Southwest edge of town, surrounded and separated by other residential neighborhoods. The site is not located near collector or arterial roads. This facility 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.

This is a pre-existing site with no exterior modifications. It currently complies with height and area regulations under the R-1 district.

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.

The site will provide 6 parking spaces which complies with the requirements of Article 4.

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

Utilities are presently in place. No further utility services will need to be provided.

DISCUSSION

The applicant is requesting a Special Use Permit for the first time with this application for the operation of a Group Day Care Home. The current zoning of the property is R-1. There will be no more than 20 children (ages 4-6) at this site. The request is for a temporary, 2-year, special use permit. The children will be dropped off at 9am and be picked up at 3pm.

The proposed use qualifies as a Group Day Care Home. Group Day Care Homes are day cares for 11-20 children and are provided other than the provider's permanent residence or separate from the provider's living quarters. Group Day Care Homes require state licensing from the State of Missouri, and the continued operation of said day care is contingent upon obtaining said license. Residential districts must also be found to be compatible with the neighboring residential uses. Parking is required for one car per ten individuals cared for and one parking space per employee. The applicant is providing 6 parking spaces.

CONDITIONS

1. This Special Use Permit is issued to Carrie J Swinferd for the operation of a Group Day Care Home use at 4429 W 27th Pl.
2. The permit shall be for two (2) years.
3. Off-street parking for at least four (4) 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 4429 W 27th Pl. 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 Jasper County's Environmental Contamination Ordinance. 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