CASE 005-26: REZONE C-3 (COMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2 PD (HEAVY INDUSTRIAL – PLANNED DEVELOPMENT OVERLAY)

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Bellairs interjected that the city received concerns about the case that came in late but were provided to the Commission prior to the start of the meeting.

Mr. Kimble restated that the person who wrote the email concern is outside the 185 feet buffer zone for case notification.

Dr. Rosenburg reminded everyone that this case is a Planned Development. This one is planned.

Mr. Bellairs indicated that the developers will provide a site plan for the city council to review as part of the planned development process.

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stevenson, 302 S. Sergeant Ave. thanked the Planning and Zoning Commission. The final plans, which are being worked on, call for a parking facility for tractor trailers and delivery drivers. The client has continued growth in their business and with that growth comes the need for space and support for their operations. Existing structures will be removed, storm water will be managed either on-site or across the street in the regional storm water basin. Truck traffic will be strictly keep to Industrial Rd. and will not be allowed on Kenedy Ln. The main site is located about 850 feet north of the site that is being looked at, which provides direct access. They recognize the importance of being good neighbors to the residence to the south who reside in the City of Webb City. They are doing everything possible to discourage truck traffic from heading south on roads that cannot handle the traffic.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Kimble ask if some of the houses along Kennedy Ln were going to be taken out.

Mr. Stevenson indicated that there maybe one house is habitable but the rest of the structures are old sheds that will be removed.

Mr. Kimble as if there was anyone in attendance who would like to speak in favor of the case.

Mr. Morris Glaze, 3321 Delaware, stated that he worked on the JIDA and that they are familiar with the company and that he is in favor of this rezoning. The traffic will have to go on Kenedy Street to Enterprise Ave.

Tony Dole, 3202 Sunset Drive South, they currently have about 60 trucks and about 75 trailers. The improvements will be able to accommodate about 75 trucks and 100 trailers. Travel times on Industrial Drive would be from 6 in the morning until 6 in the evening. Our hours are from 8am – 5pm. We accept deliveries as early as 7am.

Mr. Kimble asked is there is anyone who would like to speak in opposition to the case.

Dan Harrison, 2629 Myrtle St, Web City, lives just south of Kenedy and Myrtle. Commented that the applicant is a good company and that they have brought a lot of good things to the community, however, we are concerned as residents of that area of the heavy industrial zoning can take even more intensive uses. Mr. Harrison also expressed concerns about storm water runoff and tractor-trailers using Kenedy Street and that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill over into the nearby residences and illuminate the backyards. We'd like to see the area kept C-3 rather than M-2 because we don't want to be trapped with a huge industrial park.

Mr. Kimble asked if there are any plans to keep the storm water runoff from going onto the roadway?

Mr. Bellairs stated that the engineers for Specialty Foods are working on that as part of the site plan. They will have to calculate the impervious surface and take that factor into account. And that will be included in the site plan review when it comes back around. How their doing detention is going to come from the engineer, which will be presented to the Commission and Council.

Mr. Kimble added that he would like to ask a question to the Specialty Foods spokesperson. And respond to how trucks will use the roadways.

Tony Dole, 3202 Sunset Drive, Currently our drivers are not allowed to use Kenedy Rd. It is a narrow lane. I am sure that there are trucks that use that lane but I know that it is none of our trucks. They all come in from Enterprise to Industry to come down that way.

Mr. Kimball asked Mr. Bellairs is there a better zone for this rather than M-2-PD.

Mr. Bellairs responded that they discussed the pre-development phase of this project. The development code indicates that for any off-site parking it needs to have a similar zoning as the parent property. The Joplin 2012 Comprehensive Plan calls for this area be designated as an industrial park. This area calls for it to be classified as industrial all of the way back to the tornado recovery.

Mr. Kimble asked is there is anyone else who would like to speak in opposition to the case.

Mr. Kimble as if there were any questions from the commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 06-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .