City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 2, 2016

Item: RESOLUTION NO. 2016-004
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Resolution
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 4/11/2016

Recommended Action: Planning and Zoning Commission recommended approval for a permanent Special Use Permit by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 014-16: 2712 North St. Louis Avenue – A request for a Special Use Permit (First Request) for the expansion of the existing substation – Empire District Electric Company.

STAFF SUMMARY:
This Special Use Permit request is for the expansion of an existing substation at the northwest corner of Zora and St. Louis. Due to needs for additional power capacity in this district of Joplin, Empire needs to replace the existing distribution circuits and associated transformer with a new transformer directly west of the existing substation. All necessary reports have been submitted to City staff for review and no additional comments have been received from City staff.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jeff Brown, Empire District Electric Company, discussed plans for moving over to a different voltage class on their transformers. They are expanding the substation to the west on property they purchased some time ago.

Mr. Duncan asked how many acres this expansion will contain. Mr. Brown replied the property contains three acres, with 2.75 acres being developed.

Mr. Ramsour asked why the property is zoned R-1. Ms. Cunningham understood the property has always been zoned R-1, with that zoning being allowed for public utility owned facilities in residential zoning districts with a Special Use Permit.

Mr. Ramsour asked about rezoning to a commercial district. Ms. Cunningham stated during a pre-development meeting with the City staff, the applicant was presented options for rezoning or a Special Use Permit.

PUBLIC COMMENT: None.