Z&P Meeting: April 11, 2016
City Council Meeting: May 2, 2016

STAFF PLANNING REPORT
Special Use Permit

CASE 014-16 A request for a Special Use Permit (1st Request) for the expansion of the existing substation.

LOCATION 2712 North St. Louis

APPLICANT Empire District Electric Company

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single Family Residential	Undeveloped	9.12 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-2-PD	R-1
Land Use	Single-Family Residential	Single-Family Residential	Planned Commercial District	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Zora Street	Arterial	90'
St. Louis Avenue	Collector	60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES Yes.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

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.

Conditions

1. This Special Use Permit is issued to Empire District Electric Company for the construction and operation of an expansion to an existing substation.
2. The permit shall be permanent.
3. The site be screened from residential areas in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. This property will not be accessible to the public and will be secured at all times.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 014-16.

PICTURE



ENCLOSURES

Site Plan

RECEIVED
3-3-16

SPECIAL USE PERMIT APPLICATION

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 014-16
Filing Fee: ~~$ 350.00~~ $450.00
Date Advertised: 3-28-16
Date Notices Sent 4-1-16
Public Hearing Date: 4-11-16

APPLICANT: Ms. Tina Gaines PHONE: 417-625-5100

ADDRESS: 602 Joplin St., Joplin, MO ZIP: 64801

OWNER: The Empire Electric Co. PHONE: 417-625-5100

ADDRESS: 602 Joplin St., Joplin, MO ZIP: 64801

LOCATION OF PROPERTY: 2712 N. St. Louis Street, Joplin MO 64801

* LEGAL DESCRIPTION: SEE ATTACHED

PRESENT ZONING CLASSIFICATION: R - 1 ACREAGE: 9.12

PRESENT USE OF PROPERTY: Substation & Transmission Line Facilities Access.

PROPOSED LAND USE ACTIVITY: Substation Addition-Grade area for use. Fence and rock the property adjacent to the existing facilities.

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential	R - 1
South	Undeveloped	C - 2 - PD
East	Residential	R - 1
West	Residential	R - 1

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.	☒	☐
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	☒	☐
3. Is found to be generally compatible with the neighborhood in which it is proposed.	☒	☐
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	☒	☐
5. 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.	☒	☐
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	☒	☐

Should this special use be valid only for a specific time period? Yes ☐ No ☒

If Yes, what length of time? _____

SIGNATURE: Tina Gaines DATE: 3/2/16

BY: Tina Gaines TITLE: Engineering Director

Attachments Required:

1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may effect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin

The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation. 24/7
2. Days of Operation. 24/7
3. Number of Off-street Parking Spaces. 0
4. Signs (Generally signs are limited to one sign not larger that one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line.) Applied to a Seven Ft. Gate & Fence
5. Number of Assistants or employees. 0
6. Nature of the Business. Electric Utility
7. Location of the Business. 602 Joplin St., Joplin, MO 64801

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.

ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers

March 3, 2016

Ms. Taylor Cunningham
City of Joplin, Planning and Zoning
602 S. Main Street
Joplin, MO 64801

Re: Special Use Permit for Empire at St. Louis and Zora

Dear Ms. Cunningham:

On behalf of The Empire District Electric Company, we would like to submit the enclosed package of drawings and information in regard to the Substation No. 110 project addition at Zora and St. Louis in Joplin, MO. This project is as a result of the need to expand the power capacity at the substation. Empire will be replacing the existing distribution circuits and associated transformer with a new transformer and associated bus-work directly west of the existing substation. This addition will give Empire the added power capacity that is required for this particular district of Joplin.

We have included the City of Joplin's Special Use Permit that has been signed by Empire. We have also included associated drawings with the permit, one of which is the newly developed boundary survey that includes the entire piece of property which is now a full legal description for the complete piece of property. We have also included the Water Quality, Hydrology and Hydraulics Report for this particular project.

Please let us know if there is any additional information that you may require, and we will do our best to provide it.

Sincerely,

ALLGEIER, MARTIN and ASSOCIATES, INC.

Randall J. Adair

Randall J. Adair, P.E.

RJA/mf

Enclosures

STATE OF MI SS.
COUNTY OF JASPER } IN THE RECORDER'S OFFICE

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON THE ____ DAY OF ____ A.D. 20__ AT ____ O'CLOCK AND ____ MINUTES ____ M., DULY FILED FOR RECORD IN THIS OFFICE, AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN SURVEY RECORD BOOK ____ AT PAGE ____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CARTHAGE, MO., ON THE DAY AND YEAR AFORESAID.

CHARLOTTE PICKERING RECORDER

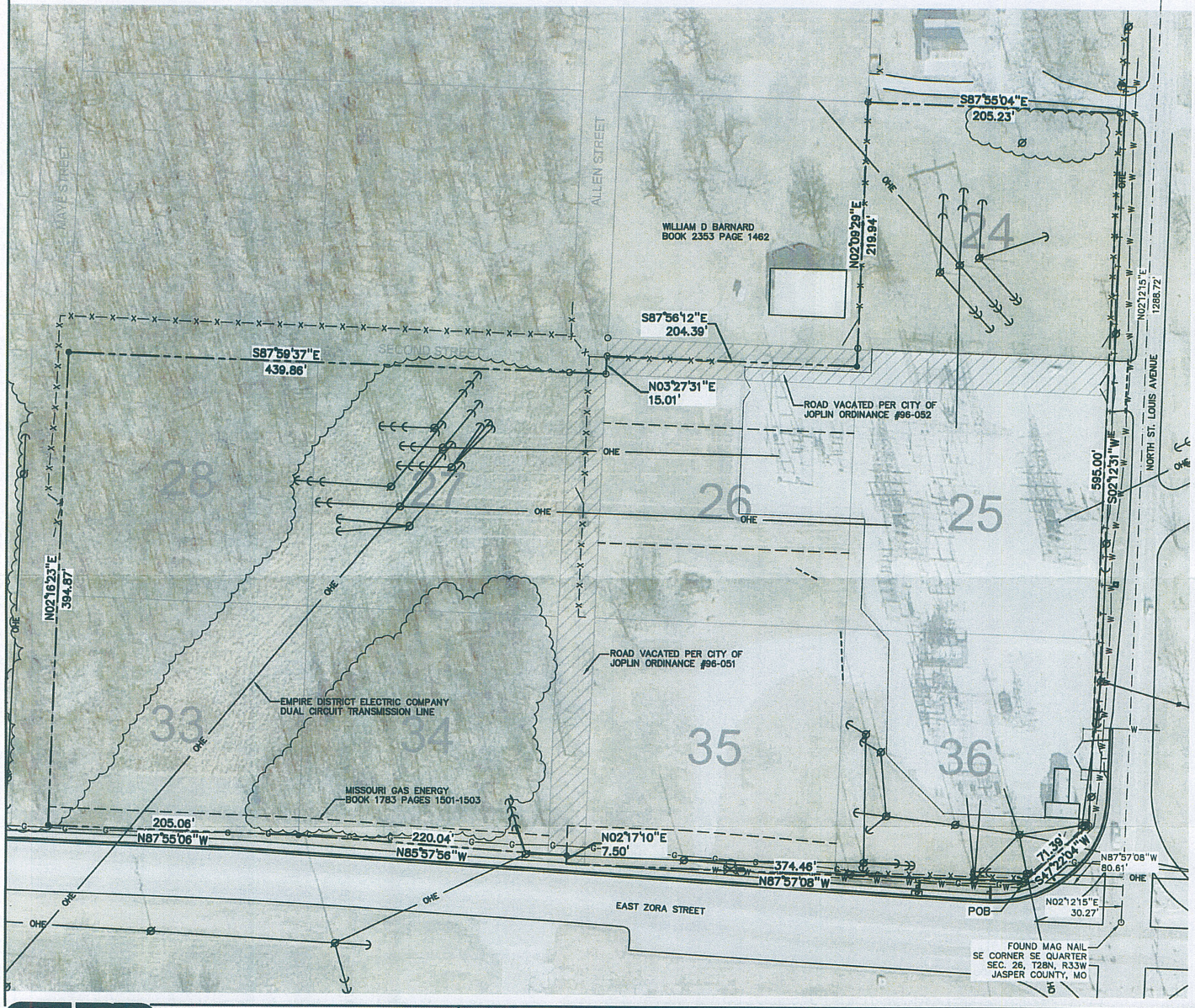
BY _____ DEPUTY

EASEMENT NOTE:

EASEMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. ONLY THOSE EASEMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS TRACT.

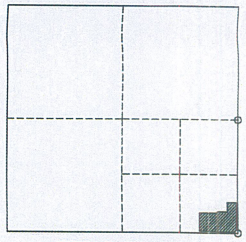
SCALE: 1"=60'
60 30 0 60
SCALE IN FEET

BASIS OF BEARING:
MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE
EAST LINE OF SE¼ SEC. 26 N02°12'15"E



LOCATION SKETCH

SCALE: 1"=2000'



SECTION 26, T28N, R33W
JASPER COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL OF LOTS 24, 25, 26, 27, 28, 33, 34, 35, AND 36 OF THE JOPLIN-WEBB CITY ACRES SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, ALL IN JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N02°12'15"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 30.27 FEET; THENCE N87°57'08"W, 80.61 FEET MORE OR LESS TO A FOUND IRON PIN ON THE NORTH RIGHT-OF-WAY OF EAST ZORA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING:
N87°57'08"W, 374.46 FEET; N02°17'10"E, 7.50 FEET TO A SET IRON PIN; N85°57'56"W, 220.04 FEET TO A SET IRON PIN; N87°55'06"W, 205.06 FEET TO A SET IRON PIN;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N02°16'23"E, 394.87 FEET TO A SET IRON PIN;
THENCE S87°59'37"E, 439.86 FEET TO A FOUND IRON PIN; THENCE N03°27'31"E, 15.01 FEET;
THENCE S87°56'12"E, 204.39 FEET; THENCE N02°09'29, 219.94 FEET TO A SET IRON PIN; THENCE S87°55'04"E, 205.23 FEET TO A SET IRON PIN ON THE WEST RIGHT-OF-WAY OF NORTH ST. LOUIS AVENUE; THENCE S02°12'31"W ALONG SAID WEST RIGHT-OF-WAY, 595.00 FEET TO A FOUND IRON PIN; THENCE S47°22'04"W ALONG THE NORTH RIGHT-OF-WAY OF EAST ZORA STREET, 71.39 FEET TO A FOUND IRON PIN AND POINT OF BEGINNING.

CONTAINING 9.11 ACRES MORE OR LESS.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS OR RIGHT-OF-WAYS, IF ANY.

LEGEND

○	FOUND IRON PIN
●	SET IRON PIN
	WATER METER
	WATER VALVE
Ø	POWER POLE
←	POWER POLE GUY
	FIRE HYDRANT
—G—G—	GAS LINE
—W—W—	WATER LINE
—X—X—X—	FARM FENCE
—T—T—	TELEPHONE LINE
———	PROPERTY LINE
— · — · —	SECTION LINE
— — —	RIGHT-OF-WAY LINE
—OHE—	OVERHEAD ELECTRIC CENTERLINE
	EDGE OF TIMBER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF EMPIRE DISTRICT ELECTRIC COMPANY THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

DATE OF FIELD WORK: 02-24-2016

ERIC S. DURKIN
MISSOURI P.L.S. #2004001330
AGENT FOR ALLGEIER, MARTIN and ASSOCIATES, INC.

ORIGINAL SEAL IS RED
SIGNATURE IS BLACK

STATE OF MISSOURI
ERIC S. DURKIN
NUMBER PLS-2004001330
03-03-2016
PROFESSIONAL LAND SURVEYOR

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS . HYDROLOGISTS . SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680-7200

LAND SURVEYING CERTIFICATE
MISSOURI NO. 000081

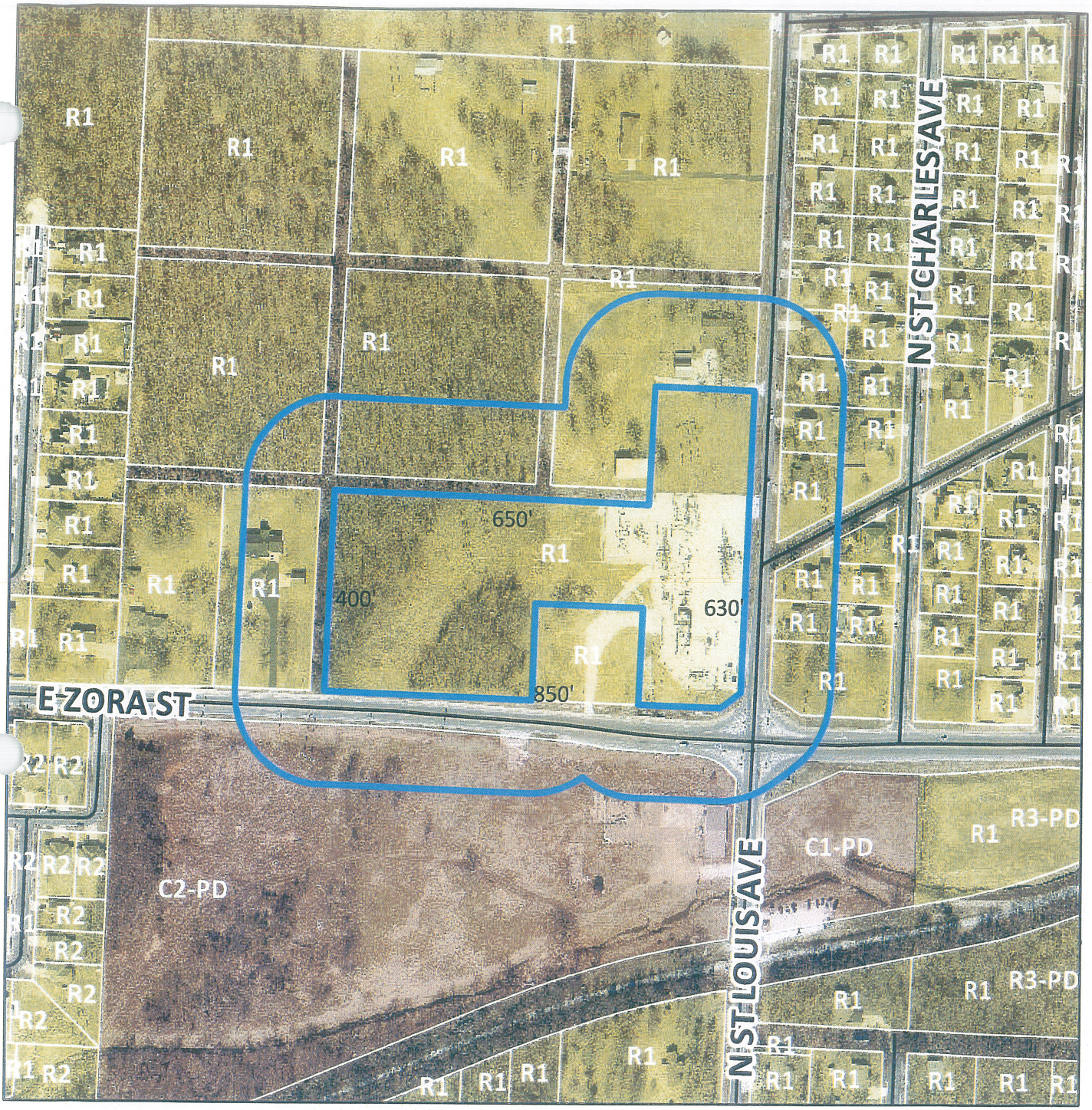
THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

DATE	REVISION

DWN. BY:	MJS
CKD. BY:	ESD
APPD. BY:	ESD
DATE :	3-3-16

EMPIRE DISTRICT ELECTRIC COMPANY SUB 110 ORONOGO JCT. BOUNDARY SURVEY

SECTION 26, T28N, R33W JASPER COUNTY, MISSOURI



Case 014-16: 2712 N St Louis - A request for a Special Use Permit (1st Request) for the expansion of an existing substation - Empire Electric Company.

N

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.

Mr. Eastman opened the public hearing for Case 014-16.

Mr. Jeff Brown, Empire District Electric Company, 602 Joplin Avenue, Joplin, 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. Eastman asked for comments from the audience, and none were received. He then closed the public hearing for Case 014-16.

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.

Mr. Bolander stated the future land use map shows the property remaining residential, and that a precedent would be set if a commercial district is allowed on the north side of Zora Street. He recommended the zoning remain residential because of the neighborhoods and single-family homes in that area.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 014-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO EMPIRE DISTRICT ELECTRIC COMPANY, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).