City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: July 5, 2016

Item: COUNCIL BILL NO. 2016-266
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
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: 6/13/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 018-16: 1530 South Range Line Road – A request from to rezone from C-O (Non-Retail Commercial) and R-1 (Single-Family Residential) to C-3 (Commercial) for the construction of a car wash – Joplin Car Wash, LLC.

STAFF SUMMARY:
This property is located at the northwest corner of 15th Street and Range Line Road directly south of Payless Shoes and is just over an acre in size. It is located on the Range Line Road Commercial Corridor which has been classified as retail-commercial in the future land use map. The proposed development is an automatic car wash with free vacuum stalls. This traffic-intensive land use is appropriate for the Range Line Corridor and matches the future land use map for the City of Joplin. Residential areas to the west will be screened using a combination of a masonry wall and landscaping.

Staff recommends approval of Case 018-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Chris Michael and Steve Hendricks requested the rezoning of property in Case 018-16 for a new tunnel car wash. They propose using the current entrance off Range Line Road. There will be three stacking lanes with sufficient space for 28 cars "before the gate" and an additional six cars "after the gate", with another six cars inside. Traffic will not be backed up on Range Line.

Mr. Michael stated this facility can process a vehicle every 22 seconds. Customers can use the free vacuums and to bring them back onto 16th Street, so there will be no congestion with people trying to turn north due to the median on Range Line. No access to the alley will be utilized.

Mr. Michael showed the commissioners photographs of one of their current facilities in Warrensburg, Missouri. It is a very aesthetically pleasing building. The polycarbonate roof and

glass gives it a very light and open effect to be able to have that customer feel safe and be able to see inside the car wash and know what's going to be happening while they're in there as well.

Mr. Michael has elevations for the proposed car wash, along with a full-sized rendering as it will look on the property there as well. He has included fencing and landscaping around the facility.

Mr. Dermott asked if customers can go east or west off 16th Street when they leave the facility, and Mr. Michael replied that is correct. They would be able to go east or west off 16th Street.

Mr. Duncan asked for additional information regarding the green space in the back and the fencing, as well as the material for the fencing. Mr. Michael is planning an eight-foot masonry wall in compliance with the City Code. A 10-foot wide landscaping buffer is in place in the back, with a seven-foot landscaping buffer on each side.

Mr. Cortez asked about the hours of operation, and Mr. Michael replied 7:00 a.m. to 8:00 p.m. They may stay open until 9:00 p.m. but have reviewed the City's noise ordinance, which requires closure by 10:00 p.m.

Mr. Cortez asked if the vacuums would be inoperable when the hours of operation are over, and Mr. Michael replied that is correct.

PUBLIC COMMENT:

Comments were received from the following:

Mr. Jeremy Shuey, 2911 East 16th Street, Joplin
Mr. Joe Landrith, 2914 East 16th Street, Joplin
Ms. Angela Comstock, 1521 South Highview Avenue, Joplin

They discussed ongoing traffic and speeding issues on 16th Street and in the alley between 15th and 16th Streets with the existing businesses in the area. They thought the traffic situation would be intensified by the car wash. They also expressed concern about trash in their yards. They would like 16th Street to be blocked off similar to how 14th Street was recently blocked off and would also like to close off the alley.

In response to comments regarding the closure of 16th Street, Mr. Smith suggested the neighbors make a plea to the City Council for a barrier or street vacation if the rezoning request is approved. Direction was received from the City Council to close 14th Street.

In response to comments regarding the closure of the alley between 15th and 16th Streets, Mr. Bolander stated the alley is a service alley, and vacation of a service alley is difficult since utilities exist in that corridor as well that the City staff must maintain and have access to. This alley provides a function that the staff must look at before requesting the vacation of the alley.

Ms. Cunningham stated what is being considered at this point is whether or not to rezone these three residential lots to commercial because it is in a commercial corridor from Highview Avenue to Range Line Road. The site plan is available because when the zoning intensity is increased in this area, the City staff requires some sort of site plan so the City Council can know what's going in. The discussion at this point is whether or not it is appropriate to rezone to a commercial use, with the City's future land use map dictating that commercial zoning is appropriate for this area.

Z&P Meeting: June 13, 2016
City Council Meeting: July 5, 2016

STAFF PLANNING REPORT
Rezoning

CASE 018-16 A request from to rezone from C-O (Non-Retail Commercial) and R-1 (Single-Family Residential) to C-3 (Commercial) for the construction of a car wash

LOCATION 1530 South Rangeline

APPLICANT Joplin Car Wash, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-O (Non-Retail Commercial)	Undeveloped	0.5 acres
R-1 (Single Family Residential)	Undeveloped	0.6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1-PD (Planned Neighborhood Commercial District) and R-1 (Single-Family Residential)	C-2-PD (Planned Central Business District)	C-3-PD (Planned Commercial District)	R-1 (Single-Family Residential)
Land Use	Retail Commercial and Residential	Commercial	Commercial	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as Retail-Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rangeline Road	Arterial/MoDOT	100'
16th Street	Secondary	60'

UTILITIES Yes.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?
Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED
Currently, this site is zoned C-O (Non-Retail Commercial) and R-1 (Single-Family Residential). A car wash is not permitted to be constructed in either of these zoning districts.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY
This zoning change would not detrimentally affect nearby property.

DISCUSSION
This property is located at the northwest corner of 15th Street and Rangeline Road directly south of Payless Shoes and is just over an acre in size. It is located on the Rangeline Road Commercial Corridor which has been classified as retail-commercial in the future land use map. The proposed development is an automatic car wash with free vacuum stalls. This traffic-intensive land use is appropriate for the Rangeline Corridor and matches the future land use map for the City of Joplin. Residential areas to the west will be screened using a combination of a masonry wall and landscaping.

Staff recommends approval of Case 018-16.

ENCLOSURES
Application
Map
Site Plan
Landscaping Plan
Conceptual Drawings

Application for Rezoning

Please return form to:
Joplin City Hall
Planning Division, 4th Floor
602 South Main Street
Joplin Missouri, 64801
Phone: 417-624-0820, ext. 511
Fax: 417-625-4738

For office use only

Case Number	018-16
Filing Fee	$450.00
Date Advertised	
Date Notices Sent	5-31-16
P&Z Date	6-13-16
City Council Date	7-5-16

Applicant: Joplin Car Wash LLC — Phone:
Address: 1530 Range Line Rd Joplin, MO — Zip: 64804
Email:

Owner: McAllister & Menke Real Estate Co. LLC&7 Wayne B Johnson Et Al. — Phone:
Address: 2001 W. 20th St. Joplin, MO — Zip: 64804
Email:

Location of Property: 1530 Rangeline Road & 2921, 2925, 2929 E. 16th Street, Lots 107-112, Joplin Mo

Legal Description: See Attached

Present Zoning: C-0 & R-1 Requested Zoning: C-3 Acreage: 1.17

Proposed Use of Property: Car Wash Facility

Surrounding Land Use and Zoning

	Land Use	Zoning
North	Retail Store and Housing	C-0 and R-1
South	Retail Store and Housing	C-0 and R-1
East	Gas Station and Restaurant	C-0
West	Housing	R-1

Character of the Neighborhood

Relationship to Existing Zoning Pattern

	Yes	No
1. Would proposed change create a small, isolated district unrelated to surrounding districts?		X
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?	X	

If yes, explain:
Yes, with all the lots being under the same ownership, combining them all into one commercial lot is needed in order to build the desired facility and keep commercial property adjacent to Rangeline Road.

Conformance with Comprehensive Plan

	Yes	No
1. Consistent with Development Policies?	X	
2. Consistent with Future Land Use Map?	X	

The following must accompany your application:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
    a. Site Plan
    b. Landscape Plan
    c. Building Elevations

Traffic Conditions:

Streets with Access to Property	Classification (Arterial, Collector, or Local)	Right-of-Way Width
Range Line Road	Arterial	100 FT
16TH Street	Local	50 FT
Alley	Local	20 FT

Will turning movements caused by the proposed use create an undue traffic hazard?

No

Is platting or replatting required to provide for:

	Yes	No
1. Appropriately sized lots?		X
2. Properly sized street right-of-way?		X
3. Drainage easements?		X
4. Utility easements?		X
Electricity		
Gas		
Sewers		
Water		

Unique characteristics of property and additional comments:

Signature: Kyle Miller

By: Kyle Miller Crockett Engineering

Date: 5/5/2016 Title: Project Engineer

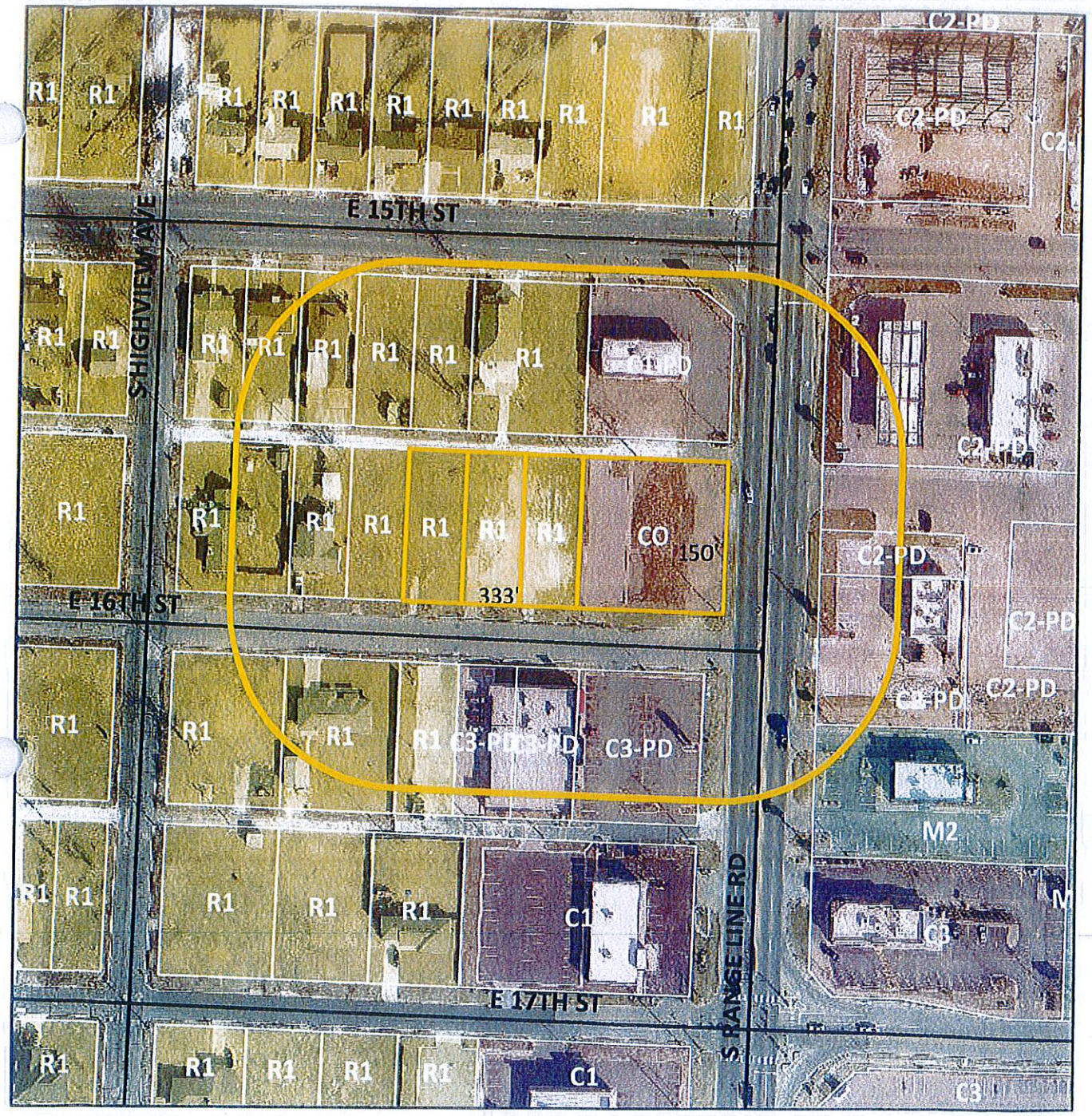
Joplin Car Wash, LLC
Rezoning Proposal
May 5, 2016

The proposed rezoning of the subject property will have minimal impact on the surrounding areas and neighboring properties. The primary access to the site will utilize an existing entrance off of Rangeline Road, an arterial roadway, as shown by the submitted preliminary plan. Secondary access will come off of 15th Street adjacent to the exiting commercial center that currently houses the CiCi's Pizza. A third, and less used access point, will be from the alley between 15the and 16th Streets. The proposed design will allow for adequate traffic flow from Rangeline, through the site, and then to 15th Street. We believe that all streets adjacent to this development are adequate to handle the traffic from this proposal.

The property can be served adequately by fire protection due to its proximity to adjacent roadways. While the site would allow for internal movements of fire apparatus, we believe that any fire assets deployed to the site would set up and maneuver within the existing roadways. With the subject property being served on three sides by public streets; the site can be easily accessed for fire protection.

By rezoning a portion of the subject property, the character of the area will not change. With Rangeline Road being an arterial roadway, the vast majority of all of the adjacent properties are commercially zoned. By rezoning the small proposed rezoning tract to a commercial zone the area will maintain its commercial feel while the adjacent residential areas will be protected via screening and landscaping.

The rezoning of this property will benefit the City of Joplin by allowing the site to be developed as a single commercial development as opposed to a small, fragmented tract.



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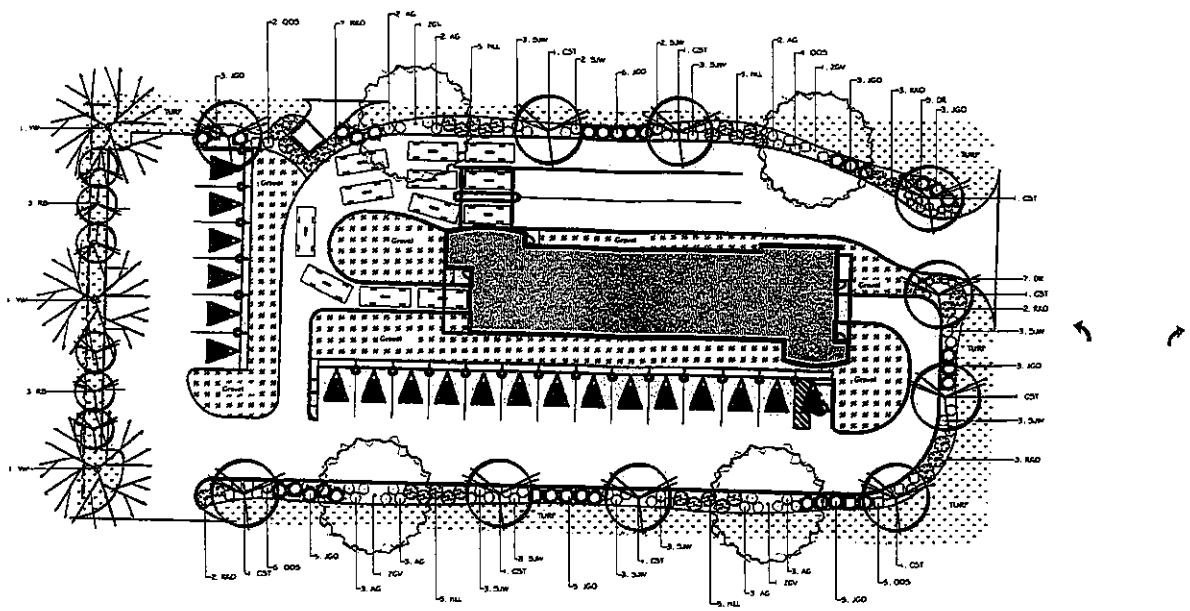
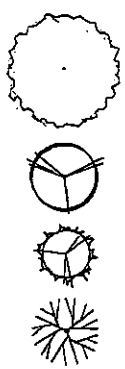


PLANT SCHEDULE



Symbol

Quantity - Abbreviation - Scientific Name - Common Name - Install Size

4 - ZGV - Zelkova serrata - Zelkova 'Green Vase' - 2.5" Cal

10 - CST - Malus x Sulcyzam - Crabapple 'Sugartyme' - 2" Cal

7 - AGG - Thuja occidentalis - Arborvitae 'Green Gold' - 6/8 ft

3 - YW - Ilex vomitoria - Yaupon Holly - 2.5" Cal

6 - RB - Carpinus caroliniana - Eastern Redbud - 2" Cal

17 - RAD - Rosa 'Radrazz' - Knockout Rose' - #5

20 - HIL - Hydrangea paniculata - Hydrangea 'Little Lime' - #7

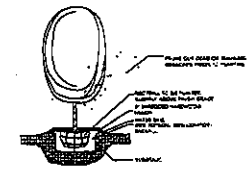
35 - JGD - Juniperus virginiana - Juniper 'Grey Owl' - #5

25 - SJW - Hypericum - St. Johns Wort 'Blue Velvet' - #5

16 - ODS - Chaenomeles speciosa - Flowering Quince 'Orange Storm' - #5

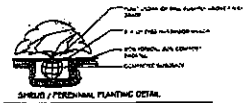
10 - AG - Miscanthus sinensis - Maiden Grass 'Adagio' - #5

16 - DR - Rosa Hydrantea - Drift Rose 'Coral' - #3



DECIDUOUS / EVERGREEN TREE PLANTING DETAIL

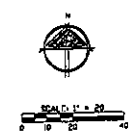
Not To Scale



SHRUB / PERENNIAL PLANTING DETAIL

Not To Scale

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/-0.33 FOOT OF FINISHED GRADE.
PLANTING BACK FILL USE IS TO CONSIST OF SOIL ABOVE TOPSOIL, AND ZERO ORGANIC MATTER
SHRUB BEDS AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED BROWN HARDWOOD MULCH
ANNULATION OF BUILDING LABELED 'GRAVEL' TO BE MULTI-COLOR DECORATIVE GRAVEL.
WEED BARRIER FABRIC TO BE PLACED UNDER GRAVEL.
SEED, SOUND TO BE INSTALLED BERMED GRAVEL AND TURF AND HARDWOOD MULCH BED AREAS
ALL TURF AREAS TO BE SODDED WITH FESCUE SOD.
ALL SODDED AREAS WITH A SLOPE OF 3:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.
ALL BED AND LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS.
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS
ALL PLANTING BEDS AND TREE RINGS TO BE DEFINED FROM TURF AREAS BY 'V' TRENCHING.
ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



ROST INC

Follow Rost, Inc.

2150 TRAILS WEST AVENUE
COLUMBIA, MO 65202
(573) 445-4465

WWW.ROSTLANDSCAPING.COM

LANDSCAPE DEVELOPMENT FOR TOMMY CAR WASH

JOPLIN, MO

DATE 4.29.16
DESIGNER JP
SCALE 1"=20'-0"

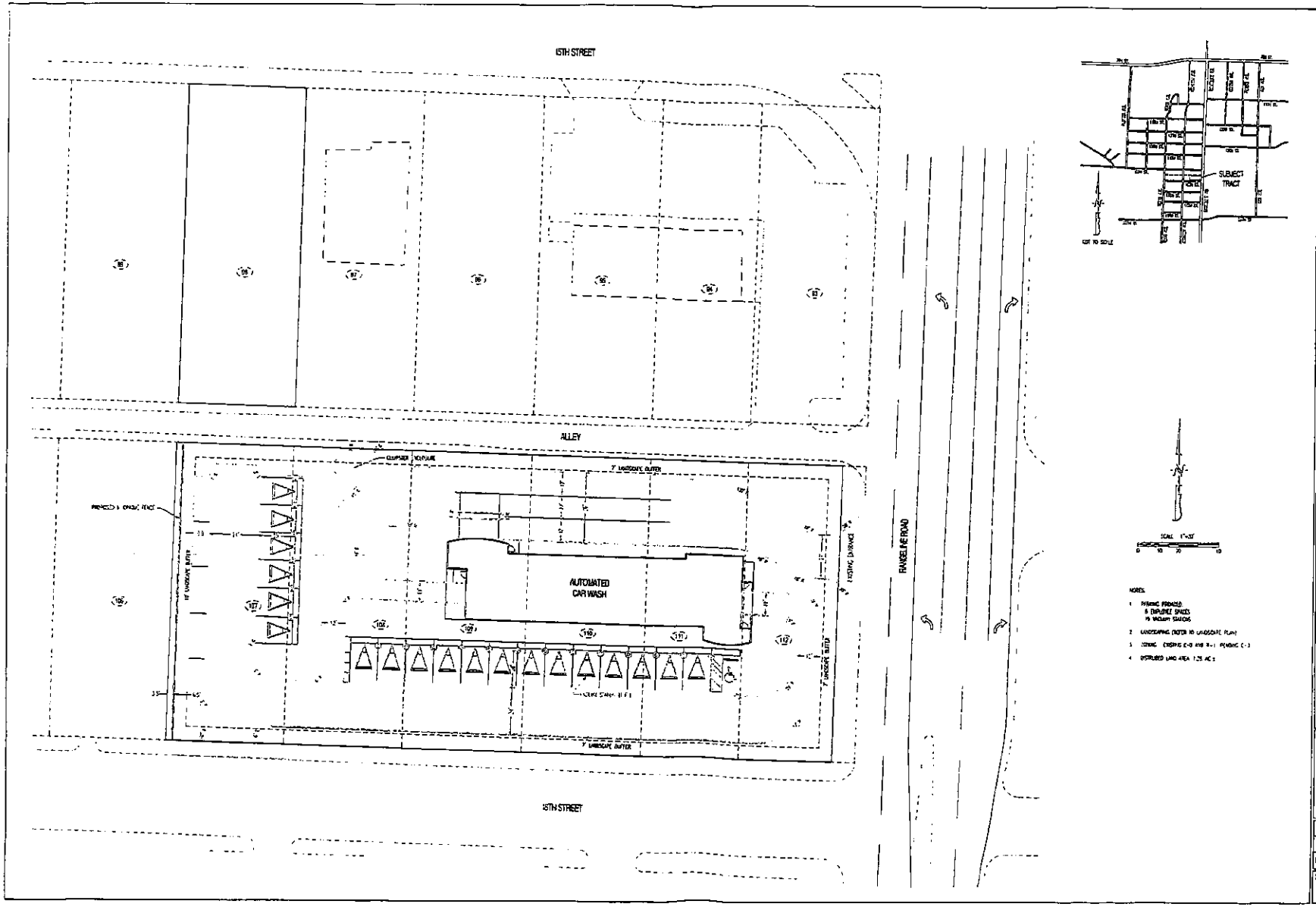
REVISIONS
5.2.16
6.8.16

SHEET NUMBER
LS1

PROJECT NUMBER
JPCAD2016

REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRESENTATION OF DEPICTED SHAPES THEREOF WITHOUT THE WRITTEN PERMISSION OF ROST INC IS PROHIBITED.

USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.



REVISIONS

NO	DATE

PRELIMINARY
(NOT FOR CONSTRUCTION)

SITE/CIVIL ENGINEER
CROCKETT

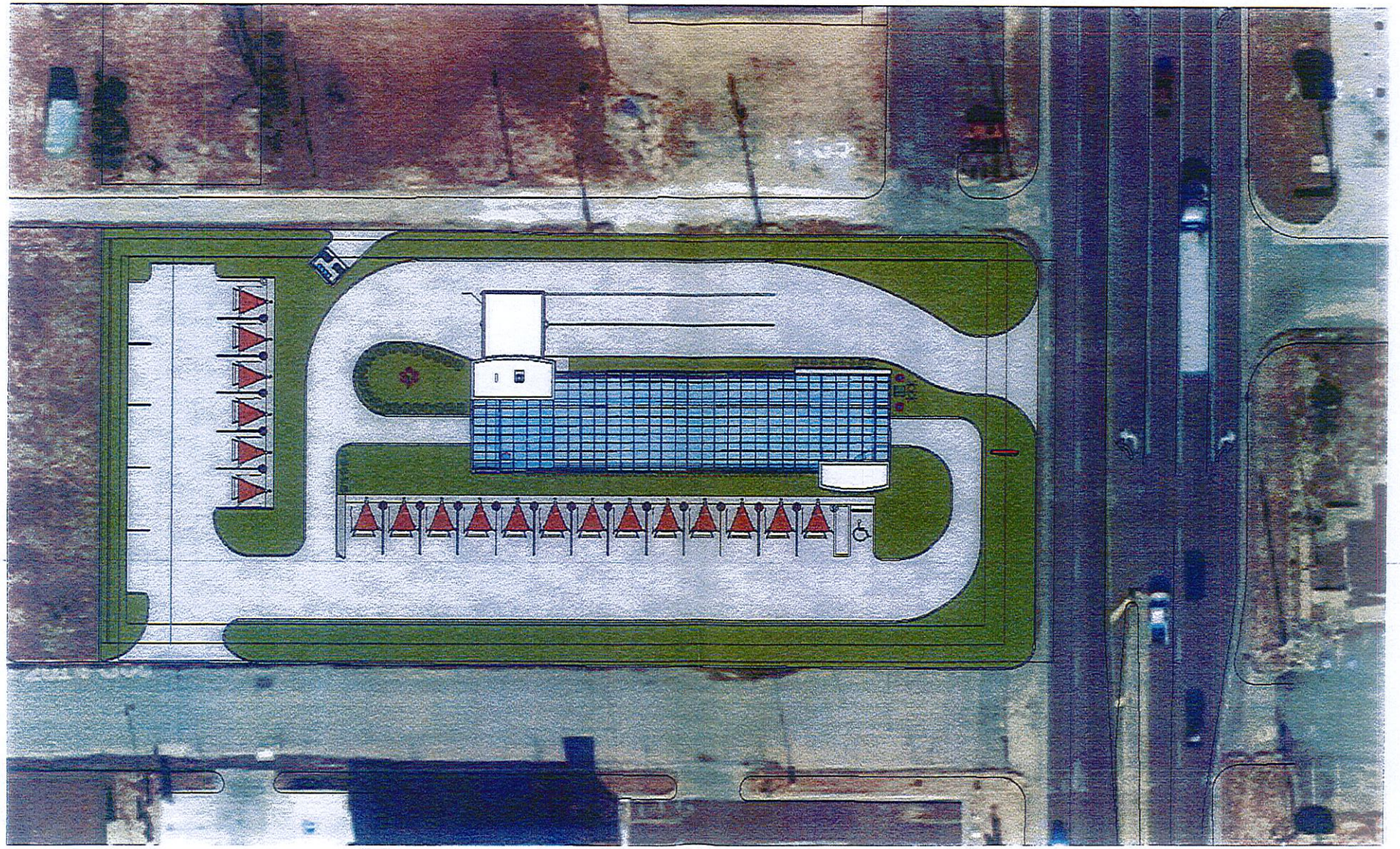
OWNER
JOPLIN CAR WASH LLC
8370 RANGELINE ROAD
JOPLIN, MO 64801

TOMMY CAR WASH

SECTION 12, TOWNSHIP 27 NORTH, RANGE 33 WEST
JOPLIN, JASPER COUNTY, MISSOURI

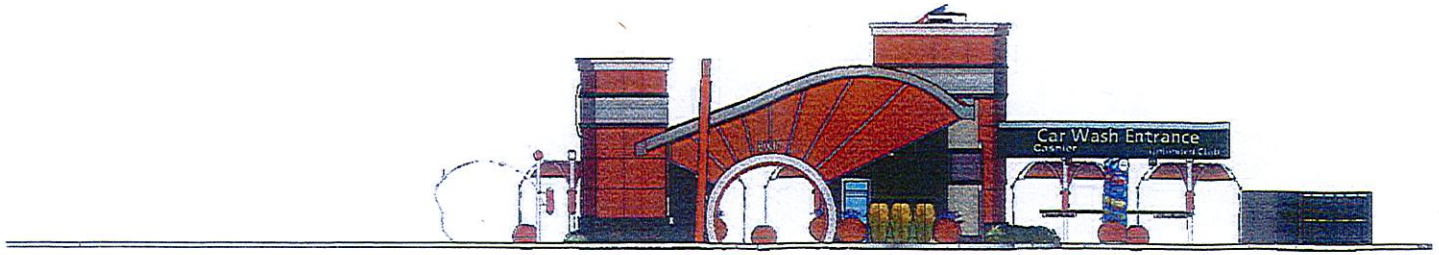
DRAWING INCLUDES
SITE PLAN

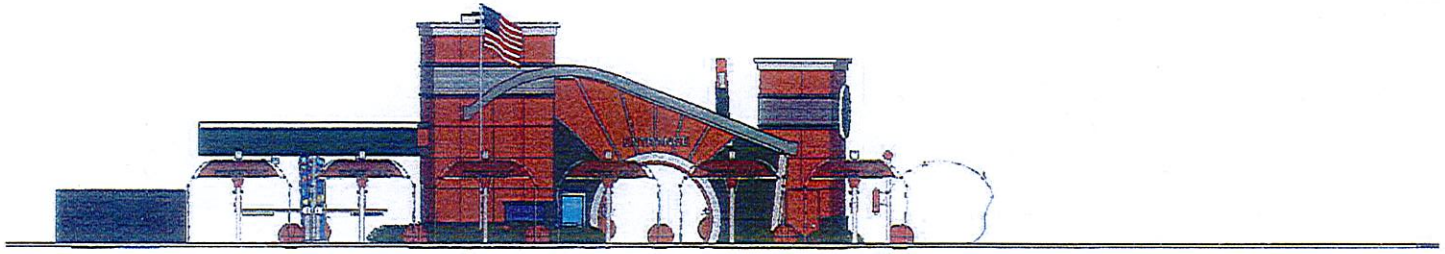
DESIGNED: NTE
DRAWN: MJF
PROJECT NO. 10038
SHEET
CE 1

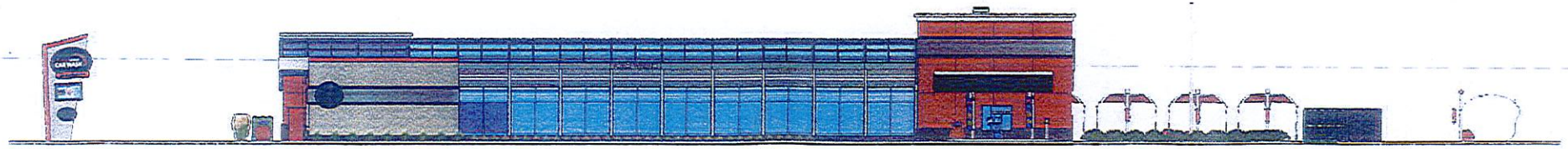


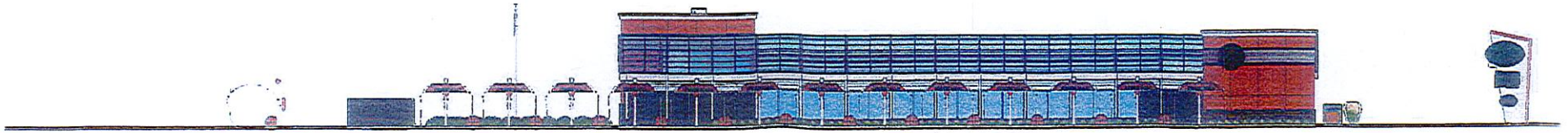
CAR WASH
JOPLIN, MO

Tommy Car Wash Systems









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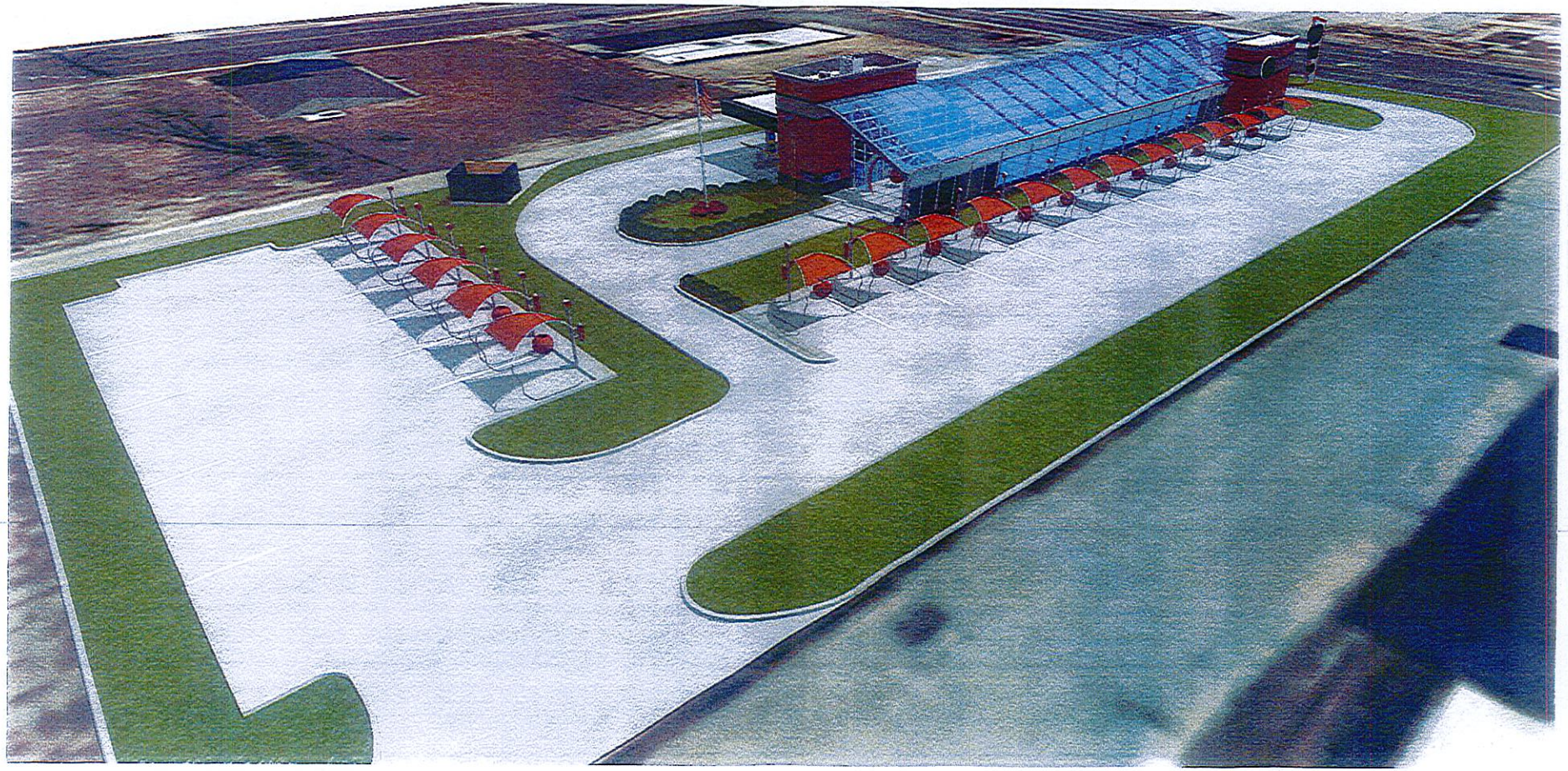

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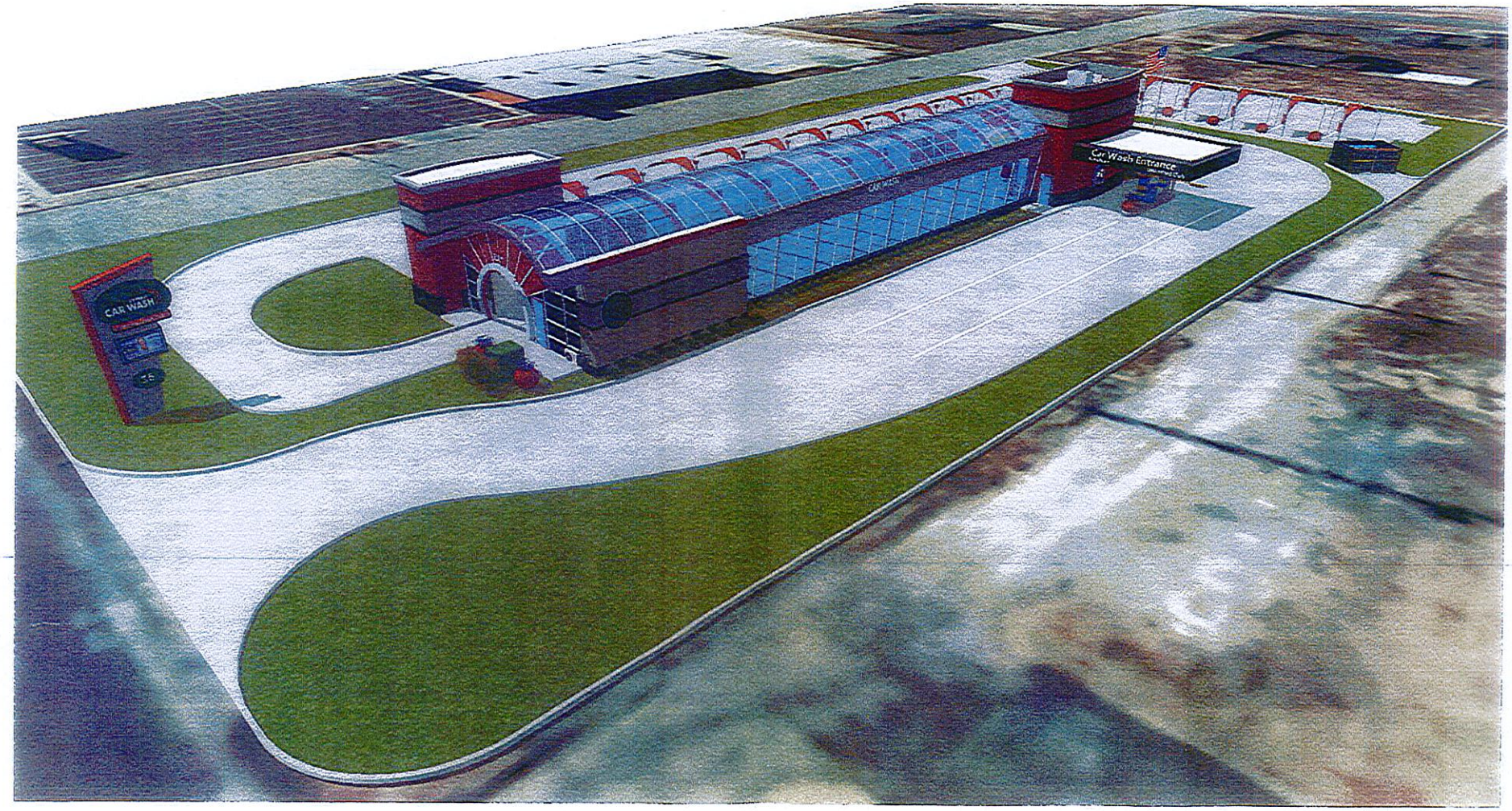

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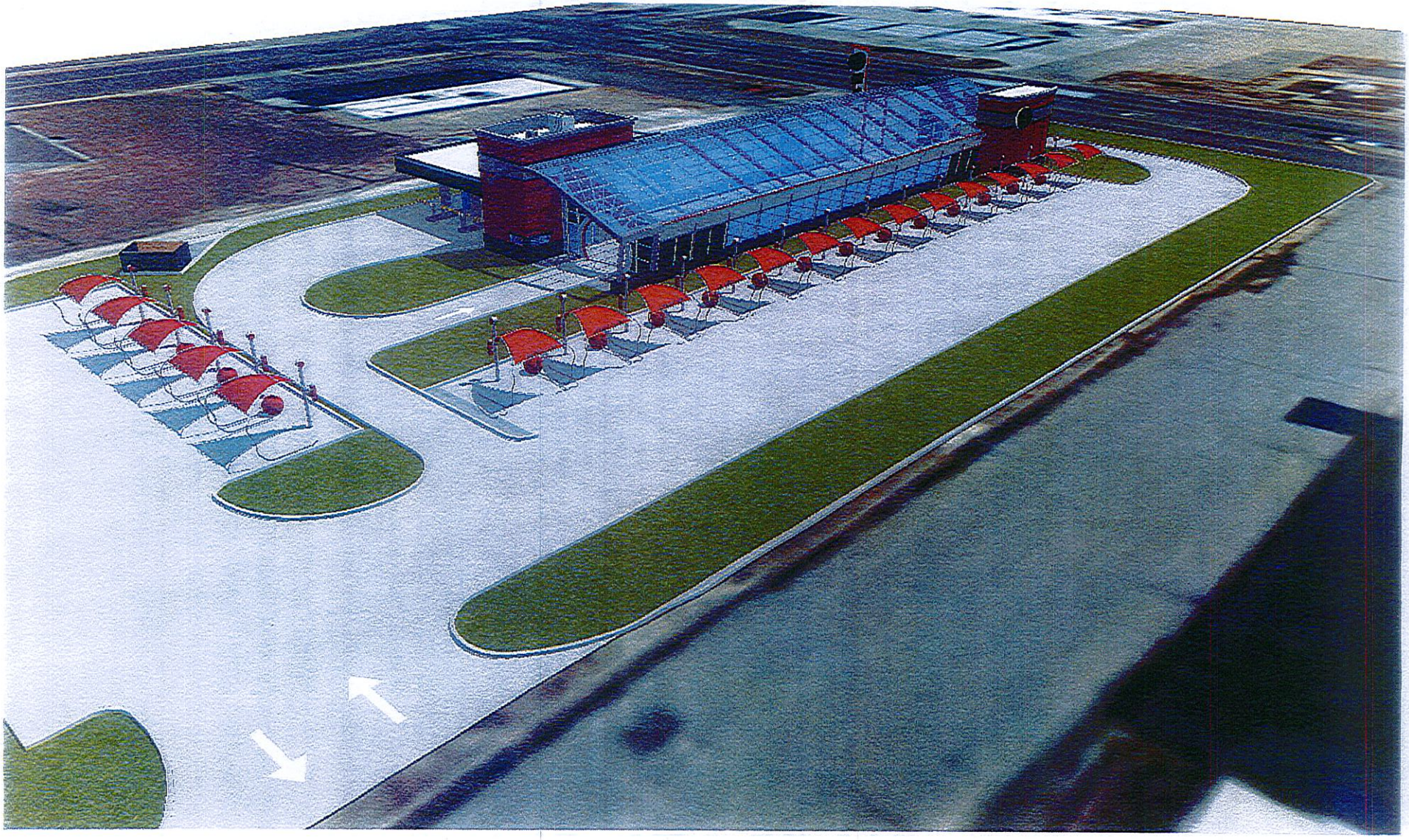

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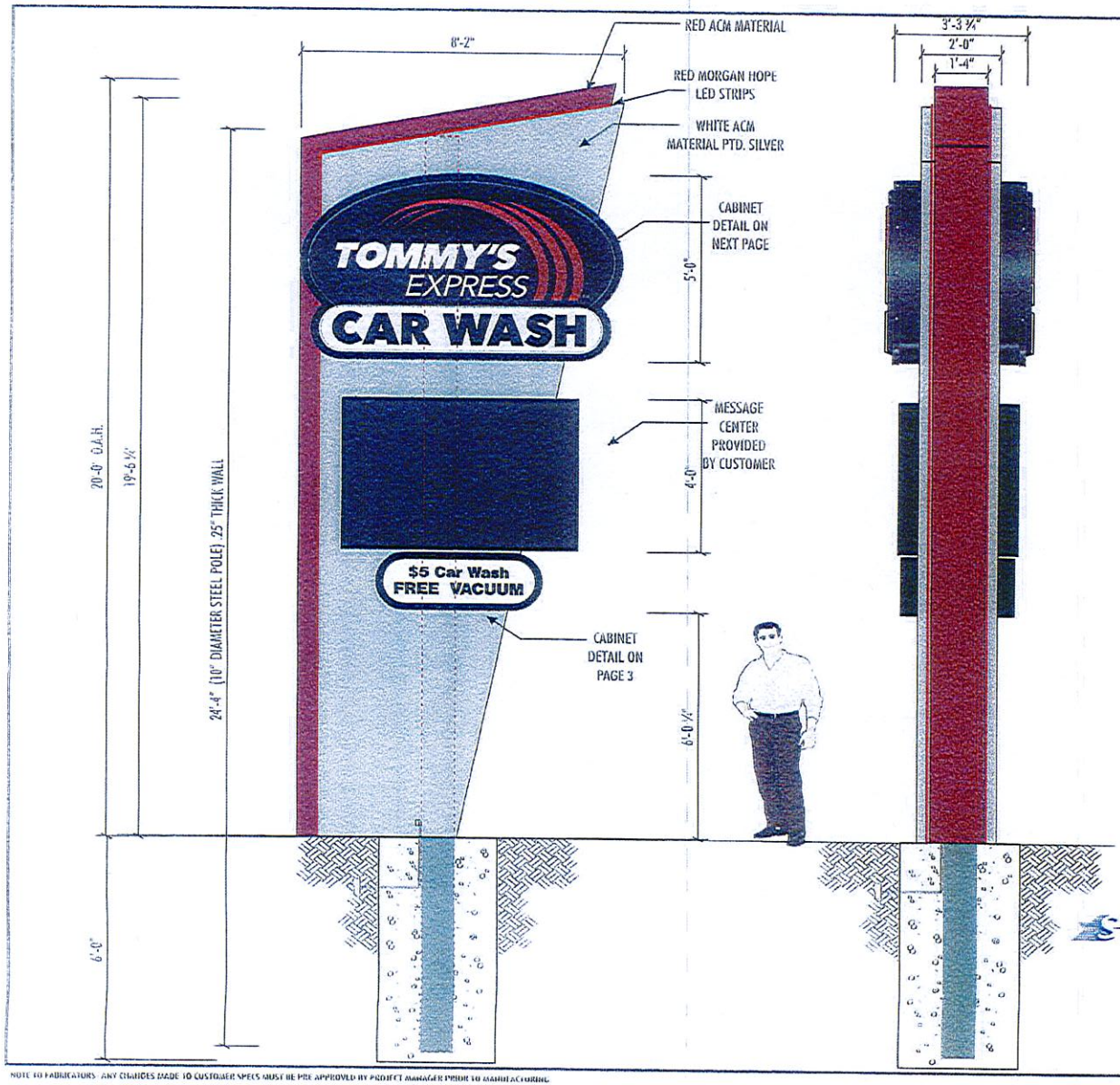


DOUBLE SIDED INTERNALLY ILLUMINATED PYLON SIGN
SCALE: 3/8" = 1'-0"

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS. If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to ordinary for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceedings arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Tess or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional charges will be requested by the Seller

Customer Signature:

Since 1956
StarliteSign LP
www.starlitesign.com
7923 E. McKinney St., Denton, TX 76208
(940) 382-8850 Fax: (940) 387-0429

TOMMY'S CAR WASH SYSTEMS
581 Ottawa Ave.
Holland, MI 49423

DAVID SCOTT	DIANA COLLINS

This design is the property of Starlite Sign, which reserves all rights to its reproduction and display.

K. Hufnagle	55123	01-08-16	1601-018	01 of 03

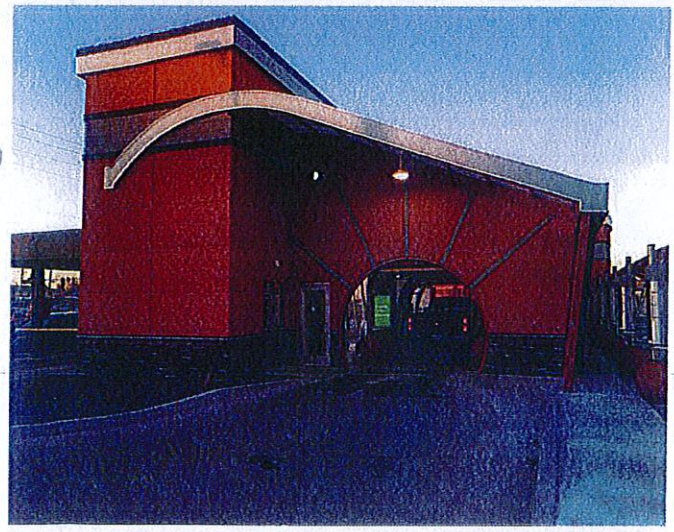
REVISIONS

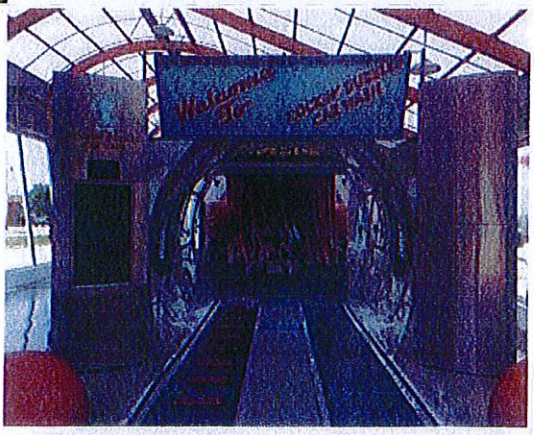
L.E.D. POWER SUPPLY PRIMARY WIRING CONNECTORS CONNECTED TO LINE VOLTAGE IN ACCORDANCE WITH NEC ARTICLE 600.	Construct & Install Using Only U. L. Listed Components & In Accordance With All of the N.E.C. & any Applicable Local Codes U/L LABELS REQUIRED (1) 20amp 120V DEDICATED CIRCUIT(S) REQ'D

Current 100' in Warrensburg

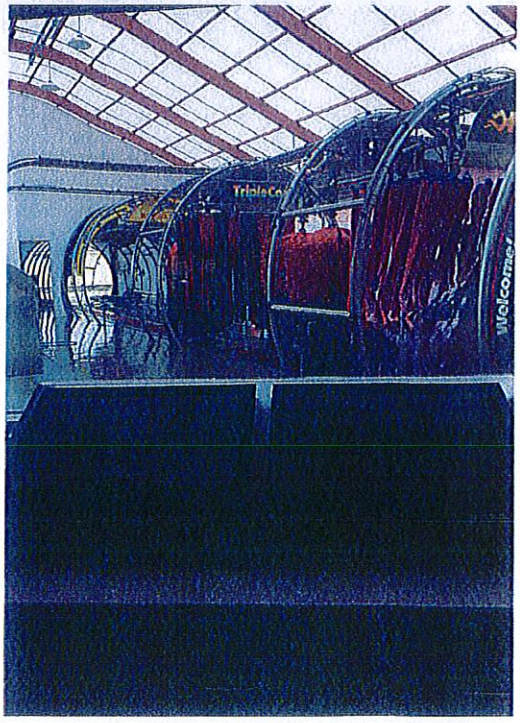












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Mr. Michael has some elevations for the proposed car wash, along with a full-sized rendering as it will look on the property there as well. He has included fencing in the back, along with the landscaping plan that has been discussed with the City staff.

Mr. Dermott asked if customers can go east or west off 16th Street when they leave the facility, and Mr. Michael replied that is correct. They would be able to go east or west off 16th Street.

Mr. Duncan asked for additional information regarding the green space in the back and the fencing, as well as the material for the fencing. Mr. Michael is planning an eight-foot masonry wall in compliance with the City Code. A 10-foot wide landscaping buffer is in place in the back, with a seven-foot landscaping buffer on each side.

Mr. Cortez asked about the hours of operation, and Mr. Michael replied 7:00 a.m. to 8:00 p.m. They may stay open until 9:00 p.m. but have reviewed the City's noise ordinance, which requires closure by 10:00 p.m.

Mr. Cortez asked if the vacuums would be inoperable when the hours of operation are over, and Mr. Michael replied that is correct. They don't want to create any interference with the surrounding residential area.

Mr. Smith asked for comments from the audience.

Mr. Jeremy Shuey, 2911 East 16th Street, Joplin, stated that he and his neighbors don't necessarily oppose the car wash. He expressed concern about traffic speeding down the alley behind his home to avoid the traffic signal at 15th Street and Range Line Road. He stated this is an area for families with children playing basketball in that alley, and everyone having pets. He stated the developers have drainage plans, but he would like to see something done with that alley.

Mr. Smith did not believe there is any access to the alley. Mr. Shuey stated the alley between 15th and 16th Streets opens up to Range Line, with anyone not wanting to wait for the traffic signal turning into the alley and speeding down the alley.

Mr. Smith stated the car wash is designed to exit out onto 16th Street, but Mr. Shuey stated traffic will still enter into the alley at that point. He discussed problems with traffic exiting from CiCi's Pizza and stated people will exit the car wash and turn onto Range Line or turn down 16th Street, and they just speed all the way down 16th Street to Highview Avenue. Mr. Smith asked if this problem exists in the alley, and Mr. Shuey replied both in the alley and on 16th Street.

Mr. Duncan thought the neighbors should contact the police, and Mr. Shuey has called them many times. He discussed black skid marks on 16th Street and stated the police visit the area and stay for a short time. As soon as they're gone, the speeding starts again.

Mr. Duncan asked if the alley issue is related to the car wash, or if it is already a problem. Mr. Shuey replied it is already a problem, but he thought the car wash would intensify the issue because everyone likes to keep their car clean, with that facility being the newest, the best, and the nicest car wash in town. He stated the facility will be nice, but it's going to add to his problem.

Mr. Duncan asked if the car wash will have an entrance from that alley, and Mr. Shuey stated people will be able to turn beside Payless Shoes and access the car wash.

Mr. Cortez asked about access. Mr. Shuey asked if customers wouldn't be able to turn off Highview and come up his alley and into the car wash. Mr. Michael stated customers would not be able to enter the car wash from the alley. Mr. Shuey would love to see the alley blocked off, but that has nothing to do with the car wash.

Mr. Joe Landrith, 2914 East 16th Street, Joplin, appeared in opposition to the request. He discussed speeding problems with customers from CiCi's Pizza. He stated there are children in the neighborhood, and he would like to block off 16th Street just like 14th Street was closed adjacent to Chili's. He would like to have a cul-de-sac.

Mr. Landrith's alley was blocked off 15 years ago because of the traffic and the dust that was being created. He recommended blocking 16th Street off just like 14th Street was blocked off.

Mr. Smith asked about the procedure for Mr. Landrith to request the closure of 16th Street. Mr. Bolander replied this wasn't part of the original request when the applicants submitted their development plans. He discussed the unique situation on Range Line Road because direction was received from the City Council to close 14th Street.

Mr. Bolander stated the City's plan on this part of Range Line shows a commercial district at that location. It does not address any type of street vacations or alley vacations at this particular

location. The site plan the commissioners have before them was developed without showing any vacation of any type of streets or barriers.

Mr. Smith suggested that the neighbors make a plea to the City Council for a barrier or street vacation if they approve the rezoning request. Mr. Landrith has suggested closing 16th Street at his privacy fence to the City Council in the past. His wall is almost eight feet tall, and he thought extending that wall across 16th Street would be great.

Mr. Bolander stated the Planning and Zoning Commission does not have the authority to recommend closure of 16th Street since that is not part of the rezoning request.

Mr. Cortez asked about the posted speed limit on 16th Street, and Mr. Landrith replied 25 miles per hour. He stated people speed down 16th Street and hit the brake when they stop at CiCi's Pizza, and they speed down the street consistently. The neighbors anticipate additional traffic if the car wash is developed.

Ms. Angela Comstock, 1521 South Highview Avenue, Joplin, appeared in opposition to the request and stated she resides between 16th Street and the alley. She has the same traffic issues as the other neighbors but stated since CiCi's Pizza opened, she has a lot of trash in her yard as well. People come down 16th Street to Highview and throw trash onto her yard. She is not opposed to the car wash but thought both the alley and 16th Street need to be closed.

Ms. Comstock discussed the three traffic signals along this segment of Range Line Road and the problems with trying to maintain a residential neighborhood close to Range Line. She stated Highview Avenue serves as a bypass to Range Line, but closure of the alley and 16th Street would alleviate some of the issues with traffic and trash.

Mr. Duncan expressed concern about closing 16th Street and the alley for access by emergency vehicles. Ms. Comstock thought they could access the area from Highview Avenue.

Mr. Bolander stated the alley is a service alley, so the City staff must look at many different things. Vacation of a service alley is difficult since utilities exist in that corridor as well that the City staff must maintain and have access to. This alley provides a function that the staff must look at before requesting the vacation of the alley.

Mr. Bolander asked if the trash service is provided through the alley or on 16th Street.
Ms. Comstock replied her block receives trash service through the alley, while the remainder of the neighborhood receives trash service along the street.

Mr. Smith reminded everyone that the area between Highview Avenue and Range Line Road is a commercial corridor.

Ms. Comstock stated the barrier on 14th Street was so nicely done, and she would like to see that on 16th Street to help preserve her neighborhood.

Mr. Smith stated the vacation of 16th Street was denied by the City Council several years ago, so he believes something like this takes time. He asked the neighbors to continue visiting with the law enforcement personnel if there are issues.

Ms. Comstock asked about the process to close 16th Street, and Mr. Smith replied to discuss the issue with the City staff. Mr. Duncan suggested raising this issue with the City Council when the rezoning request comes before them.

Ms. Comstock asked if this is the City Council, and Ms. Cunningham replied this is the Planning and Zoning Commission. What is being considered at this point is whether or not to rezone these three residential lots to commercial because it is in a commercial corridor from Highview Avenue to Range Line Road. The site plan is available because when the zoning intensity is increased in this area, the City staff requires some sort of site plan so the City Council can know what's going in. The discussion at this point is whether or not it is appropriate to rezone to a commercial use, with the City's future land use map dictating that commercial zoning is appropriate for this area.

Ms. Cunningham stated the City Council hearing will be on July 5, 2016 at 6:00 p.m. in the Council Chambers.

Mr. Smith asked for additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 018-16.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 018-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 018-16
Joplin Car Wash, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2016-266 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-0 and District R-1 and including in District C-3 property as described below and located at 1530 South Range Line Road, 2929 East 16th Street, 2925 East 16th Street, and 2921 East 16th Street in the City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District C-0 and District R-1 and including same in District C-3:

ALL OF LOTS ONE HUNDRED AND SEVEN (107) THROUGH ONE HUNDRED AND TWELVE (112) EXCEPT FOR THE EAST FIFTEEN (15) FEET OF LOT ONE HUNDRED AND TWELVE (112) FOR STREET RIGHT-OF-WAY OF CAMPBELL'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2016, by a vote of _____.

ATTEST: Michael L. Seibert, Mayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney