City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 7, 2017

Item: RESOLUTION NO. 2017-009
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Resolution No. 2017-009
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: 07/10/17

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 0 Ney, 1 Absent.

SUMMARY/REQUEST:
Case 022-17: 2829 South Joplin Avenue-A request for a Special Use Permit (1st Request) for the construction of a parking lot – Giap and Angela Vu.

STAFF SUMMARY:
The applicant is requesting a permanent Special Use Permit to construct a parking lot at 2829 S. Joplin Ave. This is to provide parking for Hunan Garden, an adjacent commercial business. The City of Joplin Zoning Code allows parking lots in residential areas with a special use permit.

1. This Special Use Permit is issued to Giap and Angela Vu for the construction and use of a parking lot at 2829 S. Joplin.
2. The permit shall be permanent.
3. The parking lot shall be screened from residential areas using a landscape buffer in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. The parking lot shall be dust-free in accordance with Section 29A-1902 C. of the City of Joplin's Zoning Code. Specifically: "All open off-street parking and loading areas shall be graded and paved with an all-weather material such as asphalt, concrete, or double sealcoat."
5. All regulations as stated in Appendix 29-A (Zoning Code), and more specifically Article 19 (Off-Street Parking and Loading Regulations), of the Joplin Municipal Code shall be followed always.
6. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 022-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Dave Johnson, Construction Adventures, 5465 Hwy 43 South, Joplin, MO. He was there on behalf of the owners and they purchased this property after the tornado. They want to construct a

paved parking lot on the property. It is on the corner of 29th Street and Main Street.

Mr. Cortex asked Mr. Johnson if the property directly North of their property is occupied.

Mr. Johnson stated he was not sure.

Mr. Ramsour stated it was for sale.

Ms. Cunningham mentioned that the Planning and Zoning sent out a letter to all property owners within 185 feet and have not received any official protest petitions. It was noted in the report that there were some parking issues without the lot being constructed. The employees of Hunan Garden were parking there and the owners are coming into compliance with our code.

Mr. Duncan asked what the plans are for the covering of the parking lot and screening since adjacent properties are R-1.

Mr. Johnson stated they had a pre-development meeting with city staff and are following all guidelines. They will construct a low-rise fence between the residents and provide a landscape buffer. The lot will have two entrances, one be off the alley and the off the west end of 29th Street, holding about 11 spaces. It will be a dust-free paved parking lot.

Mr. Ramsour asked about their storm water plans, considering the slope of the lot.

Mr. Johnson stated that he talked with the city about what they were going to do about water quality and storm water runoff.

Ms. Cunningham mentioned that the City Storm Water Engineer, Dan Johnson was present at the predevelopment meeting. At that meeting he discussed constructing a little swale using the contour of the land so they won't have to build a new basin.

PUBLIC COMMENT:
Chester Fritz, 2826 South Joplin, Joplin, MO. He lives across the street from the proposed parking lot. He stated that he would prefer not to have a parking lot next to his property, since he already picks up trash from the restaurant on his lots.

Mr. Ramsour stated that this was not a rezoning but a Special Use Permit. It will remain R-1 but have a Special Use Permit for a specified period.

Ms. Cunningham stated that this SUP is on a permanent basis for parking lots. Mr. Bolander mentioned the advantage of having a special use permit as opposed to rezoning is that the property may only be used for a parking lot; it is barred from additional commercial development unless later rezoned