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.

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.

Mr. Duncan asked if there was anyone else who would like to speak in favor of this request? There were not. He asked if there were anyone wanting to speak against this request?

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.

MR. DERMOTT MOVED, SECONDED BY MR. CORTEZ, THAT CASE 022-17 BE FORWARD TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 0 NEYS, 1 ABSENT).