Z&P Meeting: August 1, 2016
City Council Meeting: August 15, 2016

STAFF PLANNING REPORT
Rezoning

CASE 025-16 A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development)

LOCATION Northwest corner of 26th Street and Main Street

APPLICANT Joplin Redevelopment Corporation

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	26,000 sq ft
C-3	Undeveloped	49,650 sq ft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1 Single-Family Residential and C-3 Commercial	C-3 Commercial	C-3 Commercial and C-1 Neighborhood Commercial	R-1 Single-Family Residential
Land Use	Commercial	Undeveloped	Commercial	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future retail/commercial development from Main Street to Joplin Avenue.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
26th Street	Arterial	100'
Main Street	Arterial	80'
Joplin Avenue	Secondary	60'
25th Street	Collector	50'

UTILITIES Will be relocated.

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, a portion of the site is zoned R-1 which does not allow for commercial development.

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

DISCUSSION
The Joplin Redevelopment Corporation submitted this rezoning request along with a request for a utility easement vacation on this site. Pending rezoning and easement vacation, this site will be developed by Braum's for a second restaurant location in Joplin. The easement vacation will allow Braum's to construct their building without encroaching on the utility easement. Once this easement is vacated, the utilities will be relocated along Joplin Avenue. This site is being rezoned to C-3-PD to reflect the site plan review process and its position in a Planned Development Corridor.

This site sits at the intersection of two Planned Development Corridors: 26th Street and Main Street. In order to rezone this site for a higher use intensity, the site plan must be approved with the rezoning application.

Staff recommends approval of Case 025-16.

REZONING APPLICATION FORM

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.: 025-16
Filing Fee: $ 450.00
Date Advertised: 7-24-16
Date Notices Sent
Public Hearing Date: 8-1-16

APPLICANT: Joplin Redevelopment Corporation PHONE: 417-624-0820
ADDRESS: 602 S Main Street, Joplin, MO ZIP: 64801
OWNER: Joplin Redevelopment Corporation PHONE: 417-624-0820
ADDRESS: 602 S Main Street, Joplin, MO ZIP: 64801
LOCATION OF PROPERTY: Southeast corner of 25th Street and Joplin Ave
LEGAL DESCRIPTION: ALL OF LOTS EIGHTEEN (18) THROUGH TWENTY-ONE (21) IN O'KEEFE'S SECOND ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.
Present Zoning: R-1 Requested Zoning: C-3 Acreage: 0.6 acres
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	R-1
South	Vacant	C-3
East	Vacant	C-3
West	Residential	R-1

CHARACTER OF THE NEIGHBORHOOD: This property sits at the intersection of the South Main Street and 26th Street Commercial Corridors. There is residential development to the west.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Single-Family Residential (R-1) zoning does not allow any commercial uses. The proposed development is for a restaurant which is not permitted in this zoning district.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes.
2. Consistent with Future Land Use Map? Yes.

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

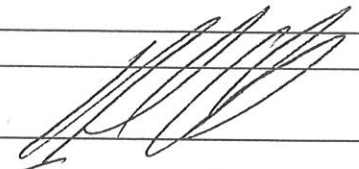
TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 25th Street (Secondary) and Joplin Avenue (Collector).
2. Classification of Street(s):
   Arterial_____ Collector: Joplin Ave Local: 25th Street
3. Right-of-Way Width: 25th Street – 50 ft. Joplin Avenue – 60 feet.
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No.

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

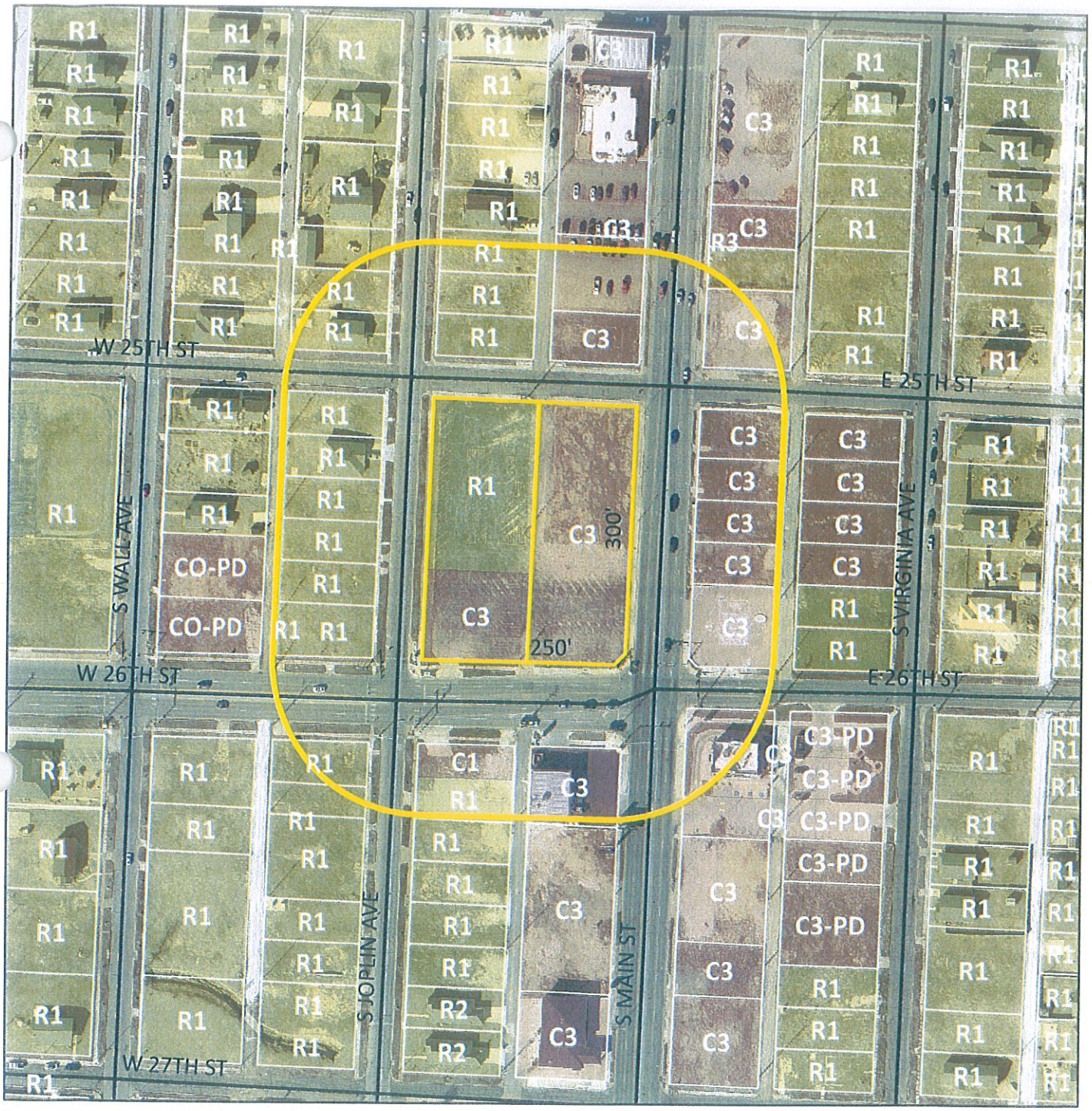
1. Appropriately Sized Lots? No.
2. Properly Sized Street Right-of-Way? No.
3. Drainage Easements? No.
4. Utility Easements:
   - Electricity? No.
   - Gas? No.
   - Sewers? No.
   - Water? No.
5. Additional Comments: The utilities on this site will be relocated with a new utility easement.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

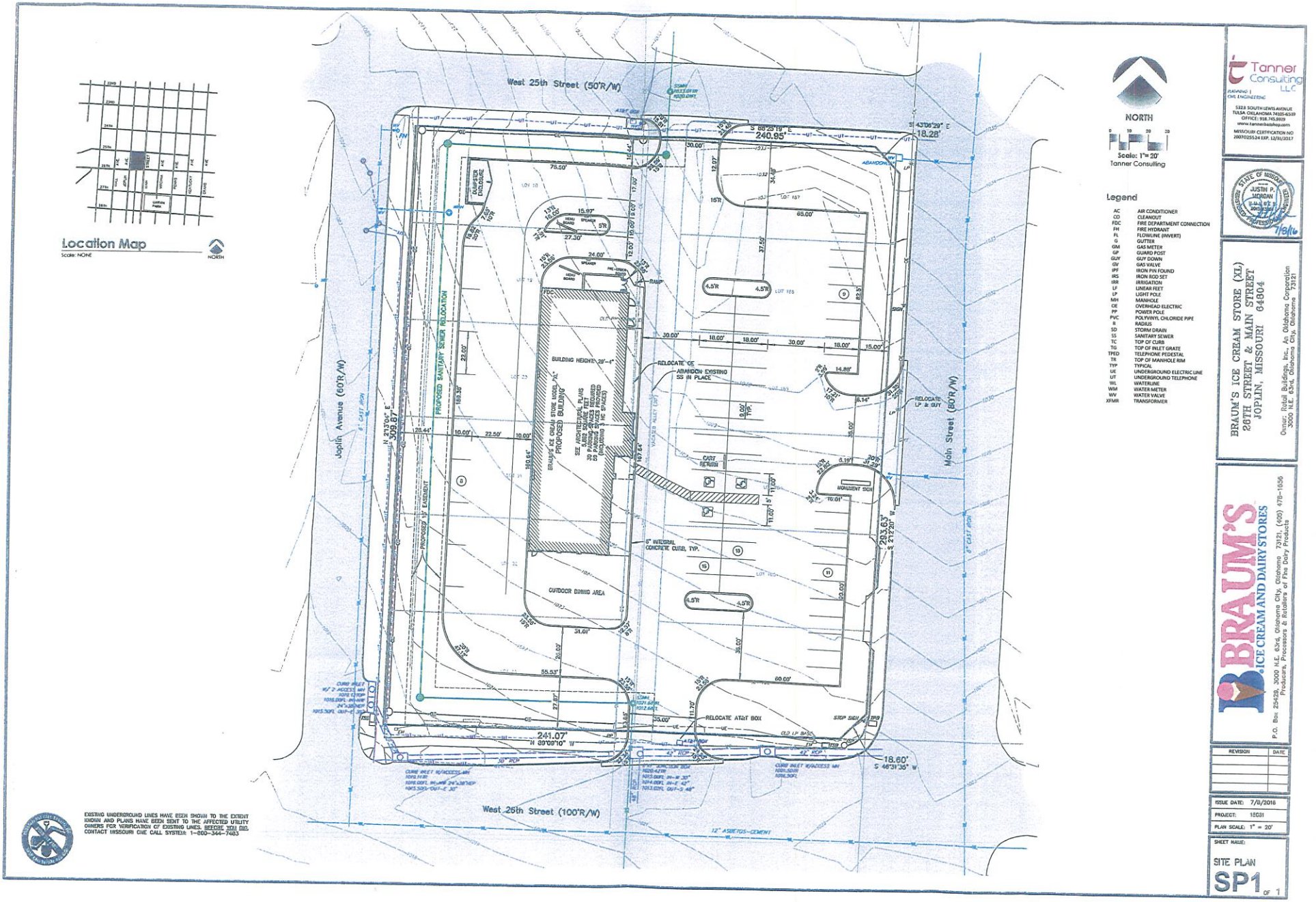
SIGNATURE:  DATE: 7-28-16

BY: FRED OSBORN

TITLE: CHAIRMAN - JRC



Case 025-16: Northwest Corner of 26th Street and Main Street - A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) - Joplin Redevelopment Corporation.



NORTH

Scale: 1"= 20'
Tanner Consulting

Legend

AC	AIR CONDITIONER
CO	CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
G	GUTTER
GM	GAS METER
GP	GUARD POST
GUY	GUY DOWN
GV	GAS VALVE
IPF	IRON PIN FOUND
IRS	IRON ROD SET
IRR	IRRIGATION
LF	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
OE	OVERHEAD ELECTRIC
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT MISSOURI ONE CALL SYSTEM: 1-800-344-7483

Tanner Consulting LLC
PLANNING | CIVIL ENGINEERING
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbishop.com
MISSOURI CERTIFICATION NO 2007025524 EXP. 12/31/2017

STATE OF MISSOURI
JUSTIN P. MORGAN
NUMBER 2007025524
ENGINEER
7/8/16

BRAUM'S ICE CREAM STORE (XL)
26TH STREET & MAIN STREET
JOPLIN, MISSOURI 64804

Owner: Retail Buildings, Inc., An Oklahoma Corporation
3000 N.E. 63rd, Oklahoma City, Oklahoma 73121

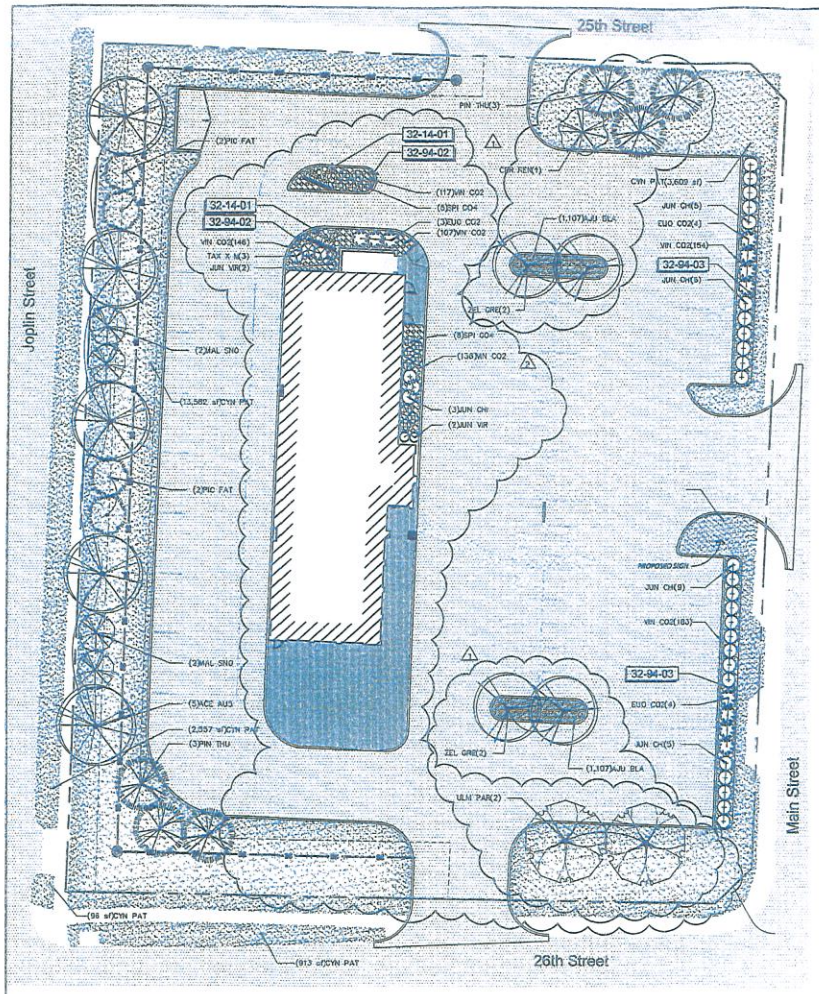
BRAUM'S
ICE CREAM AND DAIRY STORES
P.O. Box 25428, 3000 N.E. 63rd, Oklahoma City, Oklahoma 73121, (405) 478-1656
Producers, Processors & Retailers of Fine Dairy Products

REVISION	DATE

ISSUE DATE: 7/8/2016
PROJECT: 16031
PLAN SCALE: 1" = 20'

SHEET NAME:
SITE PLAN
SP1 OF 1

P:\20__\061\CIVIL SHEETS\1506IDSP.DWG, LAYOUT1, 7/8/2016 3:07:03 PM, TBL... 1:2.175, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2017



LANDSCAPE CALCULATIONS

Site Information:	
Frontage	1,117 LF
Frontage Trees (1/20LF)	23 Trees
Parking Stalls Provided	67 Stalls
Parking Trees	3 Trees
Total Trees Required	26 Trees
Provided:	
Frontage Trees	
Parking Trees	
Total Trees Provided	32 Trees
Parking Lot Screen	Provided

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

LANDSCAPE NOTES

General Notes

1. Contractor shall be responsible for any damage caused to the utilities (both overhead and buried) which may occur due to his action or lack of action on the project site during landscape or irrigation installation. Contractor shall seek the assistance of local utilities and the owner in locating the utilities prior to performing trenching operations in any area.
2. Plant trees three (3) inches above finished grade. Cut and remove twine from around the trunk and ball. Cut and remove burlap from the top ⅓ to ½ of the root ball. Plant shrubs two (2) inches above finished grade. Crown islands 6" above top of curb or as directed on drawing. All planting beds shall have positive drainage out of the bed and away from building.
3. All landscape work to be done in accordance to industry standards.
4. Landscape contractor shall locate all utilities prior to starting work. Landscape contractor will be responsible for the repair of any damage caused to utilities.

Soil Preparation

5. All areas, groundcover, and seasonal plantings shall receive soil preparation/amendments per specification 02900.
6. Mix 17-4-12 fertilizer into the top two (2) inches of soil in the planting beds at a rate of five (5) pounds per 100 square feet.
7. Each tree shall backfilled with amended native soil (¾ native bar mulch soil conditioner and ¼ excavated soil from tree pit. For trees smaller than two (2) inch caliper, apply four (4) slow release fertilizer tablets (20-10-5, 21 gram tablets). For trees larger than two (2) inch caliper, apply six (6) slow release fertilizer tablets (20-10-5, 21 gram tablets).
8. All areas of the site (and adjacent street Right-of Way that are disturbed by construction shall be sodded with Patriot Bermuda. Sod shall only be installed from April 15 - September 15.
9. May 1 - August 31 - Apply a 16-0-8 fertilizer at a rate of six (6) pounds per 1,000 square feet to all lawn areas.
10. September 1 - April 30 - Apply 6-2-0 fertilizer at a rate of ten (10) pounds per 1,000 square feet of lawn area. This fertilizer shall be applied prior to seeding.

Planting Notes

11. Quantities of materials shown in plant material list is for contractor's convenience and information only. Contractor to verify quantities and provide all plants as specified on landscape plan to provide a complete project.
12. Prior to beginning any work on the site, the landscape contractor shall contact the general contractor/project manager for specific instructions relevant to the sequencing of work.
13. Landscape Architect and/or owner representative reserves the right to revise proposed plant list and/or location of plants as deemed necessary.
14. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified her in and as shown on these plans. All plant materials shall be protected from the drying action of the sun and wind after being dug, while being transported, and while awaiting planting. Balls of plants which cannot be planted immediately shall be protected from drying action by covering them with moist mulch. Periodically, apply water to mulch-covered root balls in areas not in use. If planting should occur during growing season, apply anti-dessicant to leaves before transport to reduce likelihood of windburn. Reapply anti-dessicant after planting to reduce transpiration.
15. All plant material shall be well-formed and developed in good condition, healthy and disease-free, and be typical of the species. Plants shall comply in all applicable respects with acceptable standards as set forth in the American Association of Nurserymen's "American Standard of Nursery Stock." Owner and landscape architect reserve the right to reject at any time or place prior to final acceptance of work, any and all plants which, in their opinion, fail to meet these specification requirements.
16. Plants designated container grown shall have been grown in pots, cans or boxes for a minimum of six months and a maximum of two years. These plants shall be removed from containers before planting. Plants that appear root-bound shall be root pruned through the use of a vertical slicing method prior to planting.
17. Landscape contractor shall locate all utilities prior to starting work. Landscape contractor will be responsible for the repair of any damage caused to utilities.
18. Protect and save the existing plant materials shown on plans unless noted to be removed. Plant ground cover within one (1) foot of trunk of trees or shrubs planted within areas. Planting arrangement shall be triangular, with proper on-center spacing between plants.
19. Seasonal annual beds are to be planted with local materials that will offer the longest lasting and boldest color display at the time of installation.
20. All planting bed and lawn areas will be received by the landscape contractor, from the general contractor, within 0.1 of a foot of finish grade. The landscape contractor shall grade all planting and lawn areas to smooth and uniform levels or slope without any abrupt changes. All soil areas, planting beds or lawns adjacent to buildings shall be graded in such a manner as to away from buildings to either the parking areas or area drains. The finish grade, in all planting areas, after adding soil amendment and settlement, shall be one inch below curbs, sidewalks, and other paving. Rough grading for berms or other lawn features shall be performed by the general contractor.
21. When clay soil is encountered in the establishment of the lawn or the installation of the plant material it shall be improved in accordance with standard trade practices.
22. Backfill for plant excavations to be clean natural soil, excavated from planting pits mixed with compost at a rate of 3:1 soil to compost.
23. Culminate ground cover planting beds to a depth of 8". Till compost into soil at a ratio of 3:1 soil to compost.
24. All plant materials shall have backfill carefully placed around base and sides of ball in two-thirds (⅔) depth of ball, then thoroughly soaked with water to allow settlement. All wire, burlap fastenings and loose burlap around base of trunk shall be removed at this time. Remainder of pit shall then be backfilled, allowing for depth of mulch, saucer and settlement of backfill. Backfill shall then be thoroughly watered once again.
25. Plant ground cover within one (1) foot of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
26. Seasonal annual beds are to be planted with local materials that will offer the longest lasting and boldest color display at the time of installation.
27. Fertilize all plants with with 6-10-4 commercial fertilizer as directed by instructions on fertilizer. Except for annual and perennial beds.
28. Use shredded cedar mulch in all planting beds. Landscape contractor shall supply landscape architect or owner representative with samples of mulch for approval prior to starting construction. Mulch shall be installed at a minimum of 2" thick and shall provide temporary stabilization until groundcover is established.
29. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide after planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in perennial beds.
30. 4"x8x" painted steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade.
31. After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Central leaders shall not be removed.
32. Guarantee trees, shrubs, ground cover plants for one calendar year following provisional acceptance of the overall project. During the guarantee period, plants that die due to natural causes or that are unhealthy or unsightly in condition, shall be replaced by the contractor. Plant used for the replacement shall be planted at the appropriate planting times.
33. At the completion of planting operations all plants shall be inspected by the owner. Contractor shall replace immediately any plants as in healthy and vigorous condition at that time at no expense to the owner. Any plant not in healthy condition after one full year from the date of final acceptance shall be replaced as per the original specifications, free of charge to the owner.
34. Landscape contractor to remove tree stakes, and all dead wood on trees and shrubs one year after provisional acceptance.

Irrigation Notes

35. General
   - 35.1. Description - Work included: Provide irrigation system where shown on the drawings and as specified here in complete in place, tested and approved, including but no necessarily limited to
     - 35.1.1. Irrigation system
     - 35.1.2. Automatic controller and remote control valves
     - 35.1.3. Backflow preventer
   - 35.2. Quality Assurance - Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
   - 35.3. Regulatory requirements - All work specified or called for on the contract drawings or in the specifications shall be executed in accordance with all governing ordinances, laws and regulations and shall met all location conditions; and any changes and/or additions.
   - 35.4. Submittals
     - 35.4.1. Product Data: after the contractor has received teh owner's notice to proceed, submit:
       - 35.4.1.1. Materials list of items proposed to be provided under this section.
       - 35.4.1.2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements.
       - 35.4.1.3. Manufacturer's recommended installations procedures which, when approved by the owner's representative will become the basis for accepting or rejecting actual installation procedures used on the work.
       - 35.4.1.4. One (1) maslo up head, nozzle and swing line to lateral of each type required on project. Label each component.
       - 35.4.1.5. Record drawings of complete system.
   - 36. Execution
     - 36.1. Review conditions - Examine the areas and conditions under which work of this section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until satisfactory conditions are corrected.
     - 36.2. Fie d measurements - Make necessary measurements in the field to ensure practice fit of items in accordance with the approved design.
     - 36.3. Trenching and backfilling -
       - 36.3.1. Perform all excavations as required for installation of work included under this section, including shoring of earth banks, if any hazard of cave-in exists, or if required by federal, state or local codes or ordinances, if necessary.
       - 36.3.2. Restore all surfaces, existing underground installations, etc. damaged or cut as a result of the excavations, to their original condition.
       - 36.3.3. Dig trenches wide enough to allow a minimum of six inches (6") between parallel pipe lines. Trenches shall be of sufficient depth to provide minimum cover from finish grade as follows:
         - 36.3.3.1. Mainline pipes shall have a minimum of 18" of cover.
         - 36.3.3.2. Lateral line pipes shall have a minimum of 12" of cover.
         - 36.3.3.3. All PVC pipe under pavement shall have minimum of 4" of bedding sand with 24" of cover.
       - 36.3.4. Only with owner's permission shall pavement cuts be allowed
     - 38.4. Installation of Piping
       - 36.4.1. Layout the piping system in accordance with arrangement shown on the drawings.
       - 38.4.2. Conduits and Sleeves
         - 38.4.2.1. Furnish and install conduit where control wires pas under or through walls. Conduits shall be of adequate size to accommodate rainout for repair of wiring and shall extend one foot (1') beyond edge of walls
         - 38.4.2.2. Install sleeves for all pipes passing through or under walls, walks and paving as shown on drawings. Inside diameter of sleeving to be at least six times the outside diameter of pipe and adequate to accommodate removal of valving or piping for repair and shall extend one foot (1') beyond edge of paving or other construction.
       - 36.4.3. Inspection of materials - carefully inspect pipe and fittings before installation, removing all dirt, scale and burrs and reaming as required. Install pipe with markings facing up for visual inspection
       - 38.4.4. Plastic pipe
         - 38.4.4.1. Exercise care in handling, loading, unloading and storing plastic pipe and fittings
           - 38.4.4.1.1. Store under cover until ready to install
           - 38.4.4.1.2. Transport only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load.
         - 38.4.4.2. Damaged pipe may only be used by cutting out and discarding the damaged or damaged section and for necessary short sections only.
         - 38.4.4.3. Use only the cement rated for the specific class and size of pipe being connected and make joints in accordance with the manufacturer's recommendations as approved by the owner's representative.
           - 38.4.4.3.1. Give solvent welds at least one (1) hour set-up time before moving or handling and 24 hours cure time before filling with water.
         - 38.4.4.4. Center load plastic pipe with a small amount of backfill to prevent arching and whipping under pressure
         - 38.4.4.5. Threaded joints for plastic pipes
           - 38.4.4.5.1. Use Teflon tape on the threaded PVC fittings
           - 38.4.4.5.2. Use strap-type friction wrench only. Do not use metal jawed wrench
         - 38.4.5. Laying Pipe
           - 38.4.5.1. Bed pipes in sand as selected by owner's representative on all sides of piping with no rocks or clods over 1" diameter to provide a uniform density
           - 38.4.5.2. Pipe shall be snaked from side to side of trench bottom to allow for expansion and contraction. One (1) additional foot per one hundred (100) feet of pipe is the minimum allowance for snaking.
           - 38.4.5.3. Do not lay PVC pipe when there is water in the trench.
     - 38.5. Installation of Equipment
       - 38.5.1. Sprinkler heads - Place all full circle sprinkler heads in lawn areas flush with finish grade. Place part-circle sprinkler heads two inches from edge of and flush with top of adjacent walks, header boards, curbs and mow strips.
       - 38.5.2. Automatic Controller
         - 38.5.2.1. Connect valves per local code and manufacturer's latest printed instructions
         - 38.5.2.2. Connect remote control valves to controller in sequence specified on drawings or by owner's representative to correspond with station settings.
         - 38.5.2.3. Hard wire 120 volt on 20 amp breaker panel to controller
         - 38.5.2.4. Install weather proof tag as to name of installer and dates of warranty.
       - 38.5.3. Control wiring
         - 38.5.3.1. Install control wires with sprinkler mains and laterals in common trenches wherever possible. Lay to the side of pipe line. Provide ten feet (10') looped slack at valves and snake wires in trench to allow for contraction of wires. Tie wires in bundles of ten feet (10') intervals.
         - 38.5.3.2. Control wire splices at remote control valves to be crimped and sealed with water proof splicing materials. Line splices will be allowed only on runs of more than five hundred feet (500'). Splices to be made in valve boxes only with 10" of slack.
       - 38.5.4. Backflow Preventer - Install where indicated on the drawings and in accordance with all pertinent codes, regulations and the manufacturer's recommendations as approved by the owner's representative.
   - 36.6. Testing and Inspecting
     - 36.6.1. Do not allow or cause any of the work of this section to be covered up or enclosed until it has been inspected, tested and approved by the owner's representative.
     - 36.6.2. Before backfilling the main lin, and with control valves in place, but before lateral pipes are connected, completely flush and test the main line.
       - 38.6.2.1. Repair leaks
       - 38.6.2.2. Flush out each section of lateral pipe before sprinkler heads are attached
     - 36.6.3 Testing
       - 36.6.3.1. Make necessary provisions for thoroughly bleeding the line of air and debris
       - 38.6.3.2. Before testing, fill the line with water for a period of at least 24 hours.
       - 38.6.3.3. After valves have been installed, test live water lines for leaks at required static pressure or more (not to exceed 120 PSI) as shown on plans for a period of two hours, with couplings exposed and with pipe adequate ly anchor loaded. Water test only, No. Air.
       - 38.6.3.4. Provide required testing equipment and personnel.
       - 38.6.3.5. Repair leaks and retest until acceptance by the owner's representative.
     - 38.6.4. Final Inspection
       - 38.6.4.1. Clean, adjust and balance all systems, verify that
         - 38.6.4.1.1. Remote control valves are properly adjusted for radius and are of coverage
         - 38.6.4.1.2. The installed system is workable, clear and efficient
         - 38.6.4.1.3. Adjust valve pressure regulators to designed operating pressure.
   - 38.7. Backfill and Compacting
     - 38.7.1. After system is operating and required tests and inspections have been made, backfill excavations and trenches with excavated material as accepted by owner's representative.
     - 38.7.2. Backfill for all trenches, regardless of life type of pipe covered, shall be compacted to minimum 85% density under pavements, 95% under planted areas.
     - 38.7.3. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in these areas.
   - 38.8. Instructions
     - 38.8.1. Submit maintenance instructions on all items requiring manufacturer's standard detail submitted.
     - 38.8.2. Record drawings - submit reproducible mylar plan of completed facilities as installed. It shall show any changes from the original layout, location of all heads and pipe sizing, valve location or controller heads. It shall dimension the location of all valves from permanently fixed objects and indicate the path of control tubing and wiring to all remote valves.
   - 38.9. Cleanup
     - 38.9.1. Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up and remove all, barricades and debris from the entire work area prior to final acceptance of the owners representative.
   - 38.10. Flushing and field testing
     - 38.10.1. The contractor is responsible for flushing a completed system ready to operate. The contractor shall notify owner's representative at least 24 hours in advance of plans to test each portion of the irrigation system. After all new sprinkler piping is installed, all control valves shall be opened and a full head of water shall be flushed through the system. All areas associated with the flushing of the new lines and any leaks that shall be repaired are the sole responsibility of the contractor.
   - 38.11. Warranty
     - 36.11.1. Contractor shall guarantee 100% coverage of the areas to be irrigated.
     - 38.11.2. Contractor shall guarantee trenches from future settlement and shall be responsible for repair of any grading and sod damage in repairing a trench for one year.
     - 38.11.3. All materials, equipment and installation shall be fully guaranteed for a period of one year from the date of final acceptance adjustments for proper operation shall be accomplished by the contractor at no cost throughout the guaranteed period. Need for adjustments will be at the discretion of the owner.

PLANT SCHEDULE SITE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DETAIL
ACE AUS	5	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2"CAL		
CER REN	1	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA RED BUD	B & B	2"CAL		
MAL SNO	4	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRAB APPLE	B & B	2"CAL		
ULM PAR	2	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY ELM	B & B	2"CAL		
ZEL GRE	4	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	B & B	2"CAL		

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DETAIL
JUN VIR	4	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	B & B		6'-8" H	
PIC PAT	4	PICEA PUNGENS GLAUCA 'FAT ALBERT'	FAT ALBERT COLORADO BLUE SPRUCE	B & B		6'-8" H	
PIN THU	6	PINUS THUNBERGII	JAPANESE BLACK PINE	B & B		8'-10' H	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	POINTS	DETAIL
EUO CO2	11	EUONYMUS ALATUS 'COLES COMPACT'	BURNING BUSH	5 GAL		
JUN CHI	28	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	2 GAL		
SPI GO4	13	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	2 GAL		
TAX X M	3	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL		

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	POINTS	SPACING
AJU BLA	2,214	AJUGA REPTANS 'BLACK SCALLOP'	BUGLEWEED	4" POT		6" o.c.
CYN PAT	24,717 S*	CYNODON DACTYLON 'PATRIOT'	PATRIOT BERMUDA GRASS	SOD		
VIN CO2	843	VINCA MINOR	COMMON PERIWINKLE	4" POT		12" o.c.

REFERENCE NOTES SCHEDULE

SYMBOL	UNIT PAVING DESCRIPTION	QTY
32-14-01	INSTALL FLAGSTONE ON FIRMED SOIL. FILL SPACES SPACES BETWEEN FLAGSTONE WITH DECOMPOSED GRANITEL.	127 SF

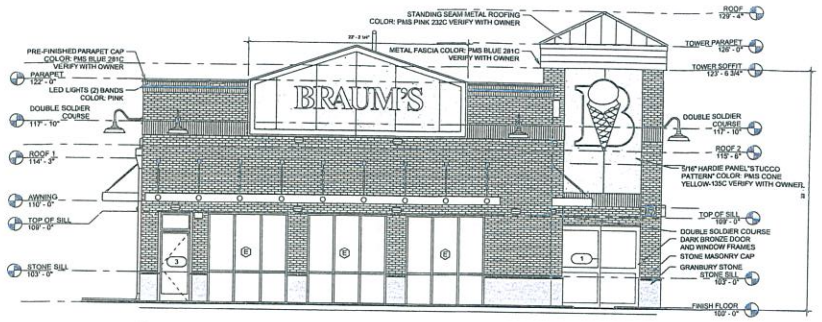
SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-94-02	MEDIUM BOULDER (2'-3.5" WIDE) TO BE PLACED SO THAT IT DOES NOT OBSTRUCT MEW OF VENUE BOARDS	4
32-94-03	INSTALL BED EDGING PER INDUSTRY STANDARDS	206 LF

STATE OF MISSOURI — Jason Lee Baughman — 2012038722 — LANDSCAPE ARCHITECT

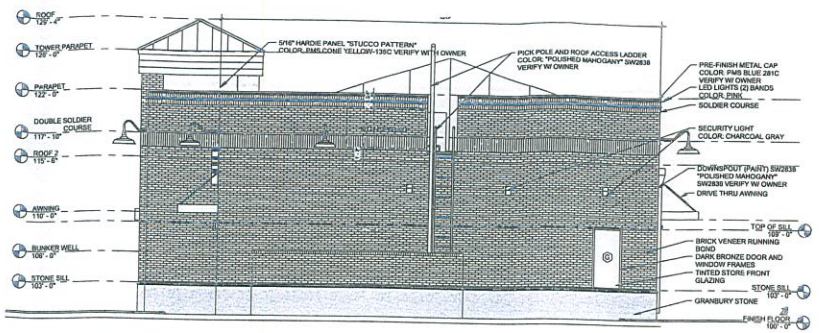
Baughman Company, P.A.
Baughman
Bruun's Ice Cream & Dairy Store
Landscape
Joplin, MO

NO.	REVISION	BY
1	04/15/16	BEB
2	05/02/16	BEB

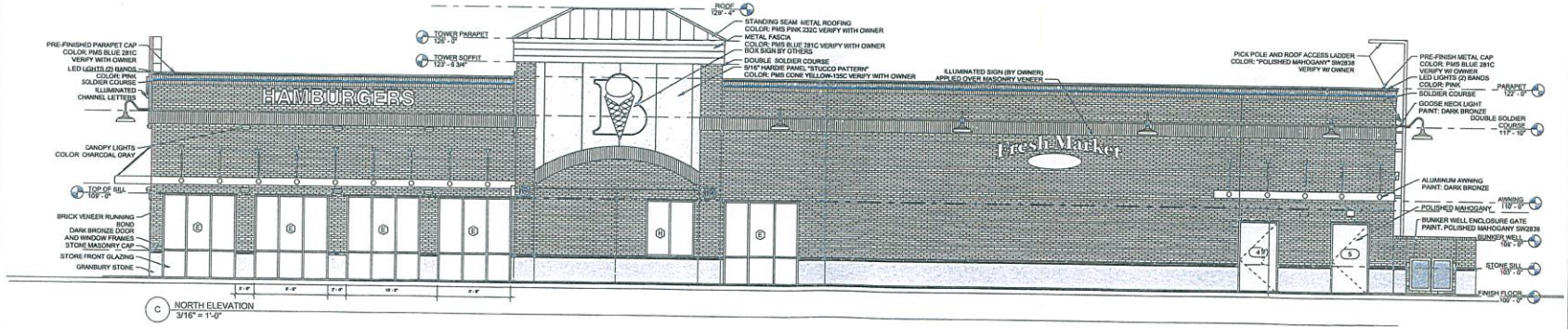
L1.1



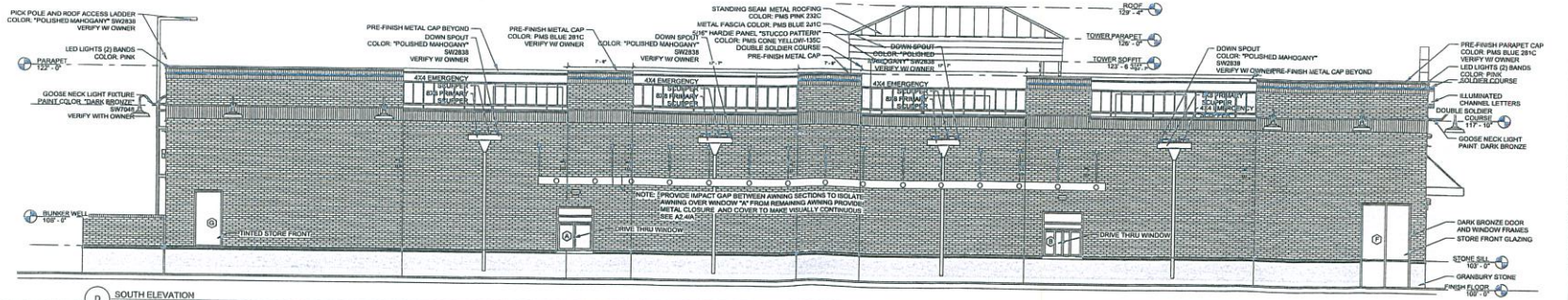
A EAST ELEVATION
3/16" = 1'-0"



B WEST ELEVATION
3/16" = 1'-0"



C NORTH ELEVATION
3/16" = 1'-0"



D SOUTH ELEVATION
3/16" = 1'-0"

Elliott Architects Inc.
Phone (405) 272-0050
Fax (405) 272-0060
Email: craiga@elliottarchitects.com

DISCIPLINE:	CONSULTANT:	ADDRESS:	PHONE
CIVIL	TANNER CONSULTING LLC	5323 S. LEWIS AVE., TULSA, OK 74105	(918) 745-9929
STRUCTURAL	S.A.I.	2240 NW 164TH ST, EDMOND, OK 73013	(405) 285-5811
MEP	P.E.C.	4150 S. 100TH ST E. AVE STE 401, TULSA, OK 74146	(918) 664-2400
LANDSCAPE	BAUGHMAN COMPANY P.A.	318 BLVD WICHITA, KS 67211	(405) 733-8719

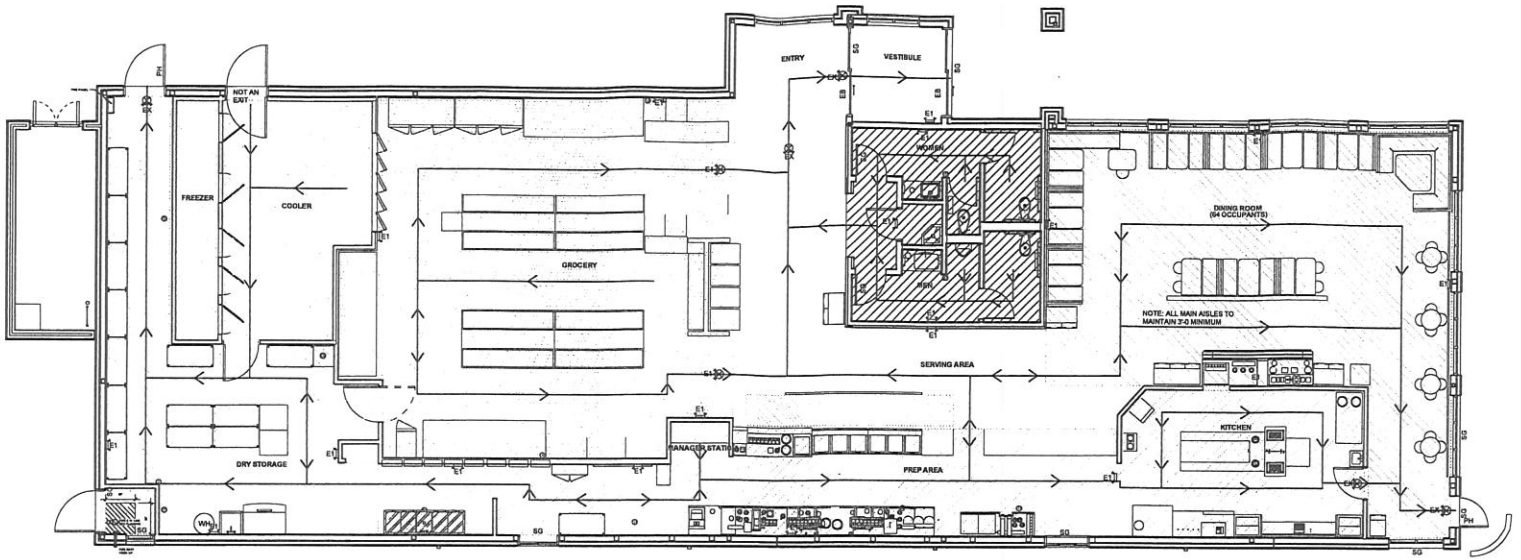
EXTERIOR ELEVATIONS

BRAUMS STORE MODEL "XL"
11415 EAST 96TH STREET NORTH
OWASSO, OK

PROJECT: 21514			
DATE: 07/09/15			
REVISIONS #/DATE			
#	DATE	#	DATE
1		6	
2		7	
3		8	
4		9	
5		10	

SHEET:
A3.1

7/9/2015 10:33:48 AM U:\2013\21358 BRAUMS_MODEL XL\Construction Documents\Revit\6.22.15 mckinney.rvt



1 CODE FOOTPRINT
3/16" = 1'-0"

NOTE: DOORS ARE NOT FIRE RATED

LIFE SAFETY KEY
E1 = LOCATION OF EMERGENCY LIGHTING
EX = LOCATION OF EMERGENCY EXIT
PH = DOOR EQUIPPED WITH EMERGENCY PANIC DEVICE HARDWARE
EB = DOOR EQUIPPED WITH EMERGENCY BATTERY BACK UP
NOTE: THE ENTRY VESTIBULE DOOR SHALL COMPLY WITH INTERNATIONAL BUILDING CODE 2009 SECTION 1008.1.4.3- HORIZONTAL SLIDING DOORS AND BE PROVIDED WITH A BATTERY- BACK-UP POWER SUPPLY CONNECTED TO THE BUILDING ELECTRIC POWER.
SG =SAFETY GLAZING

OCCUPANCIES

ASSEMBLY/ DINING FIXED SEATING (IBC 1004.4)
64

ASSEMBLY/ KITCHEN 200GSF/ PERSON (IBC 1004.1.1)
1003 SF/200=5

MERCANTILE/ RETAIL 30 GSF/ PERSON (IBC 1004.1.1)
1237 SF/30=41

MERCANTILE/ STORAGE 300GSF/ PERSON (IBC 1004.1.1)
1052 SF/300=3

ASSEMBLY/ STANDING SNSF/ PERSON (IBC 1004.1.1)
65 SF/ 5= 13

TOTAL OCCUPANCY LOAD: 126

MINIMUM REQUIRED EGRESS WIDTH (IBC 1005.1) .2 X 136 = 27.2"
MINIMUM EGRESS WIDTH PROVIDED: 48"
NUMBER OF EXITS REQUIRED (IBC 1021.1): 2
NUMBER OF EXITS PROVIDED: 3
MAXIMUM EXIT TRAVEL DISTANCE ALLOWABLE (IBC 1016.1): 200FT UNSPRINKLED
250FT SPRINKLED
MAXIMUM TRAVEL DISTANCE: 100FT

CODE FOOTPRINT DATA

- ALL NEW CONSTRUCTION; COMPLETE FIRE SUPPRESSION
- NO STAIR OR SHAFT ENCLOSURES TO BE CONSTRUCTED
- NO RATED CORRIDORS CONSTRUCTED
- NO OCCUPANCY SEPARATIONS REQUIRED
- METAL STUD WALLS (NON- COMBUSTIBLE) ARE INSTALLED AT COOKING APPLIANCES WHERE PROTECTION/ CLEARANCE IS REQUIRED
- NO FIRE RATED SEPARATION WALLS ARE REQUIRED
- HORIZONTAL EXITS REQUIRE NO OPENING RATINGS
- FIRE ALARM CONTROL PANEL IS LOCATED IN THE NORTH EAST CORNER OF THE BUILDING
- FIRE DEPARTMENT SUPPLY CONNECTION IS LOCATED AT THE NORTH WEST CORNER OF THE BUILDING
- FIRE DEPARTMENT ACCESS IS PROVIDED ON ALL SIDES OF BUILDING
- REFER TO SIZE PLAN FOR DISTANCES TO PROPERTY LINE
- THERE ARE NO ADJOINING BUILDINGS WITH IN 60 FEET
- THERE ARE NO ANTICIPATED FUTURE ADDITIONS

0' 2' 4' 8' 16'

CODE FOOTPRINT DATA

- TYPE OF CONSTRUCTION: NEW
- REASON FOR SUBMITTAL: NEW CONSTRUCTION
- LOCATION: ELDORADO PARKWAY AND HUDSON CROSSING MCKINNEY, TX
- OWNER INFORMATION: RETAIL BUILDINGS INC; 3000 NE 63RD ST. OKLAHOMA CITY, OK 73121
- DATE OF PLAN EDITION: 09/15/14
- NAME OF LOCAL FIRE DEPARTMENT (PROVIDING SERVICE): MCKINNEY
- NAME OF LOCAL BUILDING INSPECTION DEPARTMENT (WHEN AVAILABLE): CITY OF MCKINNEY

EACH PORTION OF A BUILDING ON EACH SIDE ON A COMPLIANT FIRE RESISTIVE AREA SEPARATION WALL SHALL PROVIDE NARRATIVE INFORMATION ON THE SUBMITTED SHEET RELATED TO THE FOLLOWING:

- NEW OR EXISTING- NOT APPLICABLE; NO FIRE SEPARATION AREAS REQUIRED
- EACH OCCUPANCY GROUP AND TYPE
- TYPE OF CONSTRUCTION
- TOTAL ALLOWED AREA PER FLOOR
- ACTUAL FLOOR AREA
- APPROXIMATE GRADE ELEVATION AT EACH CORNER OF THE BUILDING AND FINISHED FLOOR
- ALLOWED STORIES AND HEIGHT LIMITATIONS
- ACTUAL HEIGHT
- MIXED RATIO CALCULATIONS AS REQUIRED.

STRUCTURAL FIRE PROTECTION RATINGS (IBC TABLE 601)

- INTERIOR BEARING WALLS: NONE
- EXTERIOR BEARING WALLS: NONE
- EXTERIOR NON-BEARING WALLS: 1 HOUR
- STRUCTURAL FRAME; NONE
- PERMANENT PARTITIONS: 1 HOUR
- SHAFT ENCLOSURES: NONE
- FLOORS: SLAB ON GRADE
- ROOFS: NONE
- EXTERIOR OPENINGS: NONE
- PROPOSED UL, FM, OR OTHER FIRE ASSEMBLY NUMBERS (IF AVAILABLE) - N/A

FIRE SAFETY FEATURES: INCLUDE SPRINKLERS, FIRE ALARMS, FIRE EXTINGUISHERS, SMOKE DETECTORS, BATTERY EMERGENCY LIGHTING, EXIT LIGHTS, HOOD SUPPRESSION SYSTEMS, FIRE LANES, DISCONNECT SWITCH LOCATIONS, AND FIRE DEPARTMENT CONNECTIONS.

COPYRIGHT © 2015 ELLIOTT ARCHITECTS INC

Elliott Architects Inc.
423 N.W. 6th Street Oklahoma City, Oklahoma 73106
Phone: (405) 272-0303
Fax: (405) 272-0302
e-mail: contact@elliottarchitects.com

DISCIPLINE:	CONSULTANT:	ADDRESS:	PHONE:
CIVIL	TURNER CONSULTING LLC	5233 S. LEWIS AVE., TULSA, OK 74105	(918) 745-9929
STRUCTURAL	T.B.A.	2504 NW 164TH ST, EDMOND, OK 73013	(405) 285-5511
MECHANICAL	P.E.C.	4100 S. 100TH EST E. AVE STE. 401, TULSA, OK 74146	(918) 664-5400
ELECTRICAL	P.E.C.	4100 S. 100TH EST E. AVE STE. 401, TULSA, OK 74146	(918) 664-5400
PLUMBING	P.E.C.	4100 S. 100TH EST E. AVE STE. 401, TULSA, OK 74146	(918) 664-5400

CODE FOOT PRINT

BRAUMS STORE MODEL "XL"
96TH AND GARNETT
OWASSO, OK

PROJECT: 21514
DATE: 02/23/15
REVISIONS #/DATE

#	DATE	#	DATE
1		6	
2		7	
3		8	
4		9	
5		10	

SHEET: A1.0

8/5/2015 9:25:08 AM U:\2013\21358_BRAUMS_MODEL_XL\Construction_Documents\Revit\6.4.15 OWASSO.rvt

Case 025-16: Northwest corner of 26th Street and Main Street – A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) – Joplin Redevelopment Corporation.

Mr. Duncan opened the public hearing for Case 025-16.

Ms. Taylor Cunningham, 602 South Main Street, appeared representing the City of Joplin and the Joplin Redevelopment Corporation (JRC) to rezone property located at the northwest corner of 26th and Main Streets. A portion of the land is zoned C-3, with the remainder being zoned R-1. The R-1 parcel must be rezoned for future commercial development. The JRC is requesting this property be rezoned to District C-3-PD in accordance with the Comprehensive Plan since it sits on both 26th Street and Main Street, which are two of the planned development corridors.

Pending rezoning and the subsequent easement vacation in Case 026-16, the site will be developed by Braum's for a second restaurant location in Joplin. The easement vacation will allow Braum's to construct their building without encroaching on the utility easement. Once this easement is vacated, the utilities will then be relocated along Joplin Avenue. The rezoning is contingent upon a site plan approval process, with development plans being included in the agenda packet.

Mr. Duncan found an error on the building elevations. Ms. Cunningham stated the architect for Braum's will be changing the elevations prior to the City Council meeting.

Mr. Duncan asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 025-16.

MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 025-16 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. DERMOTT, MR. DUNCAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. CORTEZ AND MR. SMITH BEING ABSENT (5 IN FAVOR, 2 ABSENT).