City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 8, 2015

Item: COUNCIL BILL NO. 2015-266
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: 8/10/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "4 in favor, 3 absent"

SUMMARY/REQUEST:
Case 022-15: 711 South Rex Avenue – A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial District) for the operation of an equipment rental facility – The Rental Store.

STAFF SUMMARY:
This parcel is currently undeveloped and wooded. There is one residential dwelling adjacent to the proposed Rental Store property on Lot 26, as well as many duplexes nearby. The Seventh Street corridor, however, is largely commercial and industrial. The Rental Store has went through the pre-development process with City Staff in designing their proposed facility to comply with City Code.

Staff recommends approval of Case 022-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. John Bolte, Small Arrow Engineering, represented the owner, Steve Jeffries. Mr. Bolte has developed a site plan to allow Mr. Jeffries to relocate his business further east on Seventh Street. An 80-foot by 120-foot building is planned, with the existing access from Seventh Street being used. The existing access from Rex Avenue will also be improved for public access in and out of the facility.

A drainage way parallels this property along the east side, with drainage into the neighborhood to the south. Some clearing has been done to establish the grades and basically re-expose the drainage culverts under Seventh Street. The developer is staying out of the mapped waterway to allow for the drainage to continue to flow right through the property unimpeded. The development will have its own detention basin in the rear of the property, so all impervious and roof water will be collected and routed to that basin and then released into the waterway.

A screened fence will be erected along the west side of the property adjacent to Rex Avenue. The fencing will continue along the southern portion and along the back side of the basin. Duplexes exist to the south, with single-family homes to the west. Commercial zoning exists to the north and the east.

Mr. Eastman asked Mr. Bolander about neighborhood complaints. Ms. Cunningham hasn't received any complaints but noted concerns about storm water drainage in the area. The City staff has been working with owners in the area to establish a plan for improving the drainage.

Ms. Cunningham received a concern about the location of the driveway on the west side, with traffic increasing on Rex Avenue, and the driveway being across the street from residential properties.

Mr. Bolte is placing the entrance fairly close to Seventh Street, with the minimum setback from Seventh Street. The entrance is basically off-set from the residences directly across the street to avoid conflicts. This is primarily a secondary access for the business, with the primary access being off Seventh Street.

Mr. Bolte stated the loading ramp is on the east side of the building, with all deliveries entering the property from Seventh Street. He does not anticipate a tremendous amount of traffic.

Mr. Cortez asked about westbound traffic being backed up on Seventh Street due to turning movements onto Rex Avenue to enter the facility, with the traffic flow on Rex impeding their access into the property. Mr. Bolte did not anticipate a large amount of traffic entering the business that way since Rex has a very steep grade. The driveway from Seventh Street will have a much flatter slope. Most of Mr. Jeffries' customers have pickups and are pulling trailers and will want a nice smooth access to the business.

Mr. Bolte is not trying to increase the current traffic flow on Rex Avenue and is encouraging the use of the main driveway from Seventh Street.

Mr. Bolte stated the fencing is not only for screening, but for security for the business. The business will be closed off by fencing and gates during night-time hours.

PUBLIC COMMENT:
Comments were received from the following:

Barbara Cox, owner of property 708 and 710 Rex Avenue, Joplin
Russ Leinmiller, 819 Rex Avenue, Joplin

They were not opposed to the rezoning request but expressed concerns about fencing between commercial and residential properties, sanitary sewer issues, drainage issues, and increased traffic on Rex Avenue. Mr. Bolte showed Mr. Leinmiller the sanitary sewer line location and the proposed dry detention water quality basin.