Z&P Meeting: October 15, 2015
City Council Meeting: November 2, 2015

STAFF PLANNING REPORT
Special Use Permit

CASE 036-15 A request for a Special Use Permit (1st Request) for the operation of a car wash.

LOCATION 1001 E 32nd Street

APPLICANT Ron Barks

REQUESTED USE Car wash

CORRIDOR 32nd Street

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1-PD Neighborhood Commercial District, Planned Development	Mercy Clinic	63,000 ft²

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-1	C-1	C-1-PD
Land Use	Single family residential	Retail-Commercial	Southwest Missouri Bank	Freeman Foundation

TRANSPORTATION

Streets with access	Classification	Right-of-way width
32nd Street	Arterial	80'
Indiana Avenue	Arterial	60'

Is off street parking provided?

Yes.

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

No. Mr. Barks is working with city staff to determine appropriate and safe access management.

DISCUSSION

The applicant is requesting a permanent Special Use Permit to construct a car wash at the Northeast Corner of 32nd Street and Indiana Avenue. A Special Use Permit is required for car washes in C-1 zoning designations. The proposed car wash would be similar in nature and construction to In & Out Car Wash and Detail located at 3040 East 7th Street, which is also owned by Mr. Barks.

This site will also need to go through the Site Plan Review process because it is zoned as a Planned Development.

Staff recommends approval of Case 021-15.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to Ron Barks for the use of 1001 East 32nd Street as a car wash.
2. The permit shall be permanent.
3. The site be screened from residential areas using a landscape buffer in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. The hours of operation shall be limited to 7 a.m. to 9 p.m., Monday through Saturday, and 9 a.m. to 9 p.m. on Sunday.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

Application

Map

Preliminary Site Plan

SPECIAL USE PERMIT APPLICATION

RECEIVED 9-8-15

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.: _____
Filing Fee: $ 350.00
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: _____

APPLICANT: James R. Barks PHONE: 818-667-8756 45

ADDRESS: 5888 S. Stockton, Springfield, Missouri ZIP: 65804

OWNER: James R. Barks PHONE: 818-667-8745

ADDRESS: 5888 S. Stockton, Springfield, Missouri ZIP: 65804

LOCATION OF PROPERTY: Northeast Corner of 32nd Street and Indiana

LEGAL DESCRIPTION: See ATTACHED

PRESENT ZONING CLASSIFICATION: C-1PD ACREAGE: 1.65 Acres

PRESENT USE OF PROPERTY: Office building

PROPOSED LAND USE ACTIVITY: Express Car Wash with free Vacuums

---

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North		R-1
South		C-1
East		C-1
West		C-1PD

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.	☒	☐
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	☒	☐
3. Is found to be generally compatible with the neighborhood in which it is proposed.	☒	☐
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	☒	☐
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.	☒	☐
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	☒	☐

Should this special use be valid only for a specific time period? Yes ☐ No ☒

If Yes, what ~~length of time~~? _____

SIGNATURE: James R Barks DATE: 9/8/15

BY: JAMES R. BARKS TITLE: OWNER

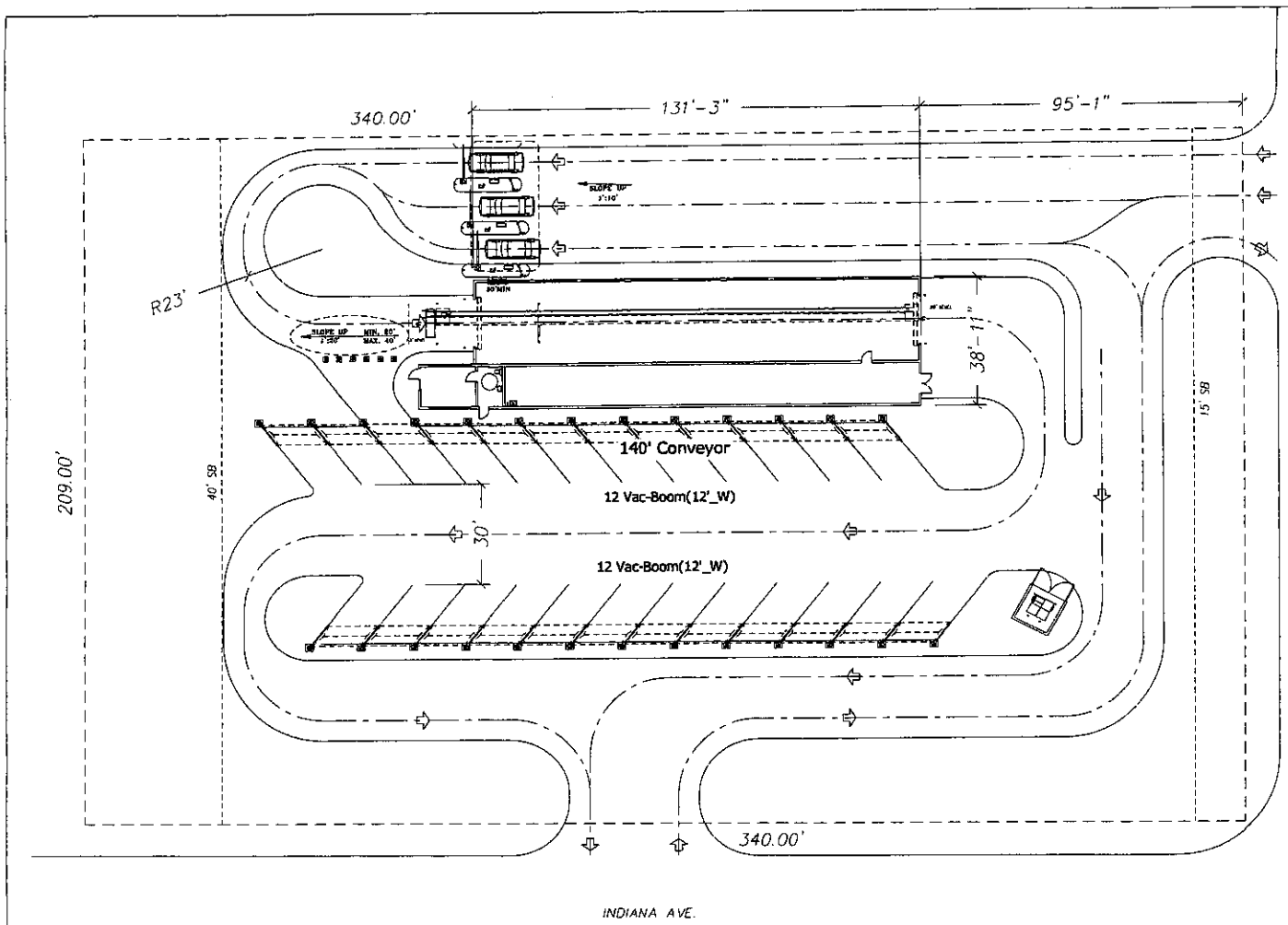
Attachments Required:

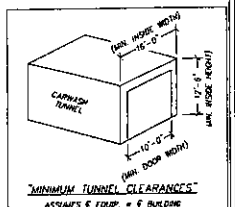
1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may effect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin

The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation. 7 am to 9 pm Monday thru Saturday 9am to 9 pm Sunday
2. Days of Operation. 7 days
3. Number of Off-street Parking Spaces. 25 +
4. Signs (Generally signs are limited to one sign not larger that one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line.) signs to comply with city code
5. Number of Assistants or employees. 6 +
6. Nature of the Business. Express Car Wash
7. Location of the Business. 1001 32nd Street. Northeast corner of 32nd and Indiana

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.





SITE LEGEND

- HANDICAP PARKING
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- SETBACKS

GENERAL NOTES

1. ALL CENTER LINE OF ROAD CURB RADII TO BE 23' UNLESS OTHERWISE NOTED.
2. ALL VACUUM SPACES ARE 9'-10" UNLESS OTHERWISE NOTED.

PRELIMINARY PLAN NOTE

THIS PLAN HAS BEEN PREPARED WITH THE BEST AVAILABLE INFORMATION PROVIDED BY THE CUSTOMER, WITHOUT THE BENEFIT OF A SURVEY IN SOME CASES. THE ENGINEER HAS NOT CONDUCTED ANY CODE RESEARCH REGARDING, BUT NOT LIMITED TO, PERMITTED USES, SETBACKS, BUFFERS, ACCESS, REQUIRED PARKING, LANDSCAPING, TAX, ISR, STORM WATER MANAGEMENT, UTILITIES, RIGHT OF WAY ACQUISITION OR EASEMENTS TO BENEFIT ACCURATE LAYOUT ORIENTATION AND CONFIGURATION.

DATE:	09.04.15
REVISION DATE:	09.04.15
CREATED BY:	LV
REVISED BY:	JCH
CHECKED BY:	

SONNY'S THE CAR WASH FACTORY

http://www.SonnysDirect.com

SITE LAYOUT

"DRAFT"

© 2015 SONNY'S ENTERPRISES, INC. 5605 Hiatus Road, Tamarac, FL 33321 USA, TEL 800-327-8723

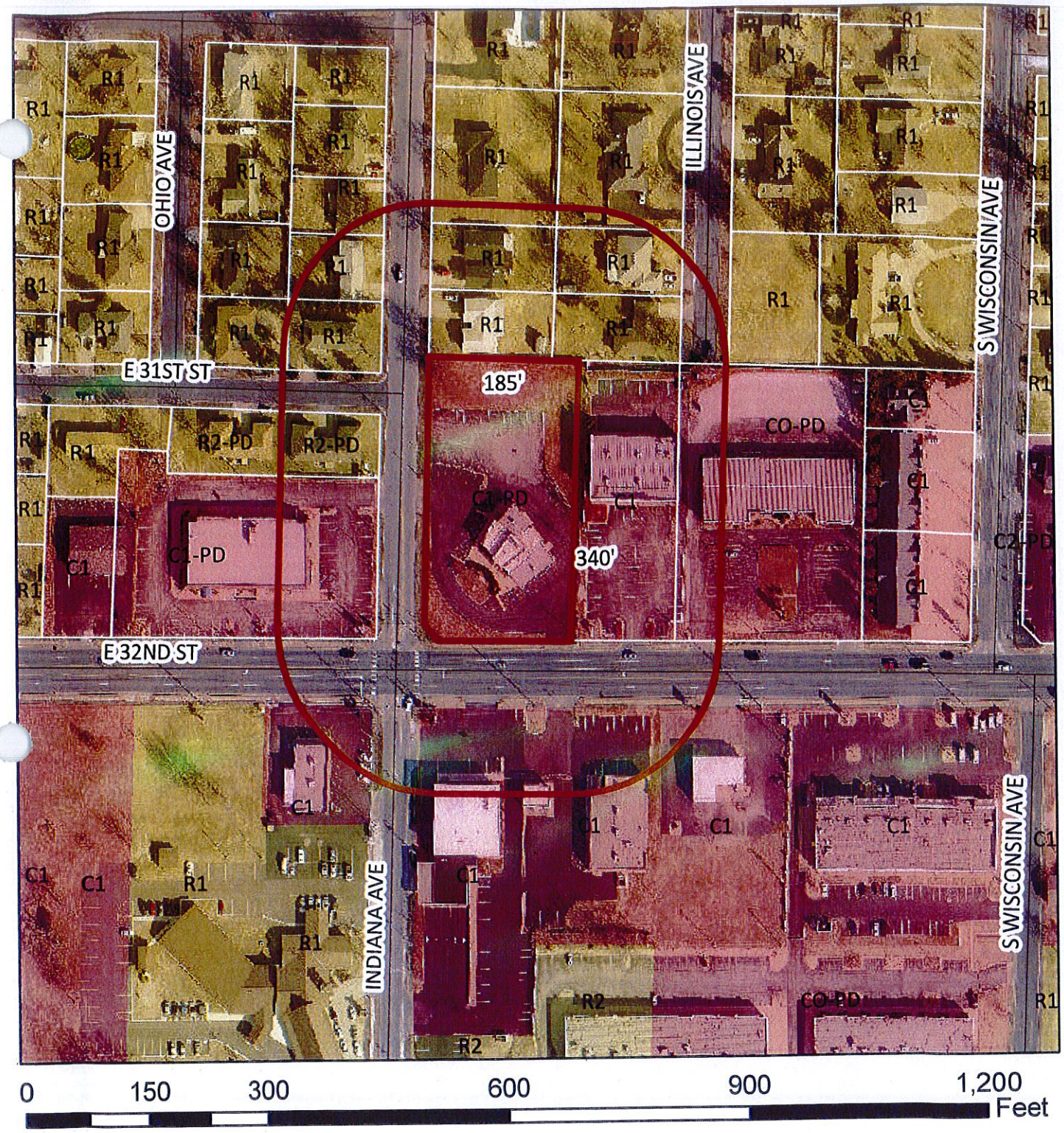
DISCLAIMER
ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER. THESE DRAWINGS REFLECT REQUIREMENTS FOR SONNY'S FURNISHED EQUIPMENT ONLY UNLESS OTHERWISE NOTED. PLEASE REFER TO OTHER MANUFACTURERS, IF ANY, FOR THEIR EQUIPMENT REQUIREMENTS.

CONFIDENTIAL WARNING:
THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES AND TRADE SECRETS OF SONNY'S ENTERPRISES INC. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF, IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF SONNY'S ENTERPRISES INC. ALL RIGHTS RESERVED.

15327-C9- BARKS-JOPLIN

SCALE: N.T.S. LOCATION: MO

Sheet	Rev.
01	-0-



Case 036-15: 1001 E 32nd Street – A request for a Special Use Permit (1st request) for the operation of a carwash – Ron Barks.

N

Case 036-15: 1001 East 32nd Street – A request for a Special Use Permit (first request) for the operation of a car wash – Ron Barks.

Mr. Eastman and Mr. Dermott excused themselves from the discussion and vote on Case 036-15 since they are business associates with Tim Goosetree, a representative for the applicant. They left the dais at this point.

Mr. Smith acted as chairperson and opened the public hearing for Case 036-15.

Mr. Ron Barks, 5888 South Stockton, Springfield, Missouri, and Mr. Tim Goosetree, Keller-Williams Realty, appeared to request the rezoning of the property in this request. Mr. Barks owns In-and-Out Car Wash at Seventh Street and Range Line Road and plans to do something similar on 32nd Street.

Mr. Ramsour asked Mr. Barks how the lot on 32nd Street compares in size to his lot on Seventh Street. He replied his lot on Seventh Street is much smaller. He is trying to eliminate a problem with people coming out on 32nd Street and trying to make a left turn across traffic. An entrance and exit will be provided on Indiana Avenue. Eastbound traffic can turn left at the traffic signal and enter the auto center from Indiana. Westbound traffic will be able to turn right in. They can exit onto 32nd Street by turning right to go west, or they can exit onto Indiana and make a left turn at the intersection to go east.

Mr. Duncan discussed traffic issues with a right storage lane into Mr. Barks' facility on Seventh Street and asked if he foresees the same problem on 32nd Street. Mr. Barks designed the facility so nobody can exit and go left on 32nd Street. He will have about 150 feet before the auto sentries where customers will pay, with three lanes. He anticipates having 25 to 30 cars lined up at the auto sentries, with space for only six cars at the Seventh Street facility.

Shortly before Mr. Barks began constructing his facility on Seventh Street, the Missouri Department of Transportation (MoDOT) acquired 25 feet from the front of his lot through eminent domain and changed his plans for ingress and egress. Another 10 to 12 customers can enter from Indiana Avenue and coming around to the front of the building. He can accommodate 40 cars on the lot being lined up to pay. His Springfield facility only allows about 27 cars with no problems with vehicles being on the street.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 036-15.

MR. BROWN MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 036-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO RON BARKS, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; WITH MR. DERMOTT AND MR. EASTMAN ABSTAINING; AND WITH MR. CORTEZ BEING ABSENT (4 IN FAVOR, 2 ABSTENTIONS, AND 1 ABSENT).

Mr. Dermott and Mr. Eastman returned to the dais at this point.