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

STAFF PLANNING REPORT
Special Use Permit

CASE 038-15

A request for a Special Use Permit (1st Request) for the operation of a publicly owned utilities facility.

LOCATION Southwest Corner of 15th Street and Delaware Avenue

APPLICANT Missouri American Water Company

REQUESTED USE Public utility owned facilities; booster station

CORRIDOR N/A

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1; Single-Family Residential	Booster Station	3,800 ft²

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single family residential	Single family residential	Single family residential	Single family residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
15th Street	Arterial	80'
Delaware Avenue	Secondary	60'

Is off street parking provided?

No.

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

No.

DISCUSSION

Missouri American Water Company (MAWC) currently operates and owns an existing Booster Station at the southwest intersection of 15th Street and Delaware Avenue in the City of Joplin, MO. MAWC currently has funding and plans in place to construct a new booster station facility, on the same parcel, which will provide additional pressure and water quality to the City of Joplin.

The adjacent property to the south and west is currently owned by the City and was the former location of the City of Joplin Fire Department. As shown on the attached exhibit, the City's property abuts the south property line, providing a 30-foot buffer to the residential area to the south of the proposed booster station. The proposed booster station will include a new building structure with sound proofing attenuation to alleviate noise concerns from the proposed booster station. The current property is protected by an eight-foot security fence with barbed wire and a gate that is locked at all times.

This site will require a variance in order to meet the setback requirements. This item will go to the Board of Adjustments on October 16, 2015 at 11 a.m.

Staff recommends approval of Case 038-15.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to Missouri American Water Company for the use of a public utility owned facility (booster station).
2. The permit shall be permanent.
3. The site be screened from residential areas in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. This property will include sound proofing attenuation to alleviate noise concerns from the proposed booster station.
5. This property will not be accessible to the public and will be secured at all times.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

Application

Site Plan Alternative #1

Site Plan Alternative #2

RECEIVED
9-30-15

SPECIAL USE PERMIT APPLICATION

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: DAVID HOLLOWAY PHONE: (618) 345-8918

ADDRESS: 1101 EASTPORT PLAZA DR. COLLINSVILLE, IL 62234 EMAIL: david.holloway@volkert.com

OWNER: MISSOURI AMERICAN WATER COMPANY PHONE: (866) 430-0820

ADDRESS: 727 CRAIG ROAD, ST. LOUIS, MO 63141 EMAIL: Michael.McMillion@amwater.com

LOCATION OF PROPERTY: SW CORNER OF INTERSECTION OF 15TH ST. & DELAWARE AVE.

LEGAL DESCRIPTION: BANKER'S THIRD ADDITION E 40' N 100' LOT 96 -

100' x 40' PORTION OF LOT 96 OF BANKER'S THIRD SUBDIVISION IN JOPLIN, MO

PRESENT ZONING CLASSIFICATION: R-1 ACREAGE: 0.09 Acres

PRESENT USE OF PROPERTY: MISSOURI AMERICAN WATER COMPANY

EXISTING BOOSTER STATION

PROPOSED LAND USE ACTIVITY: MISSOURI AMERICAN WATER COMPANY

PROPOSED BOOSTER STATION

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	15TH STREET ROW	N/A
South	(681) EXEMPT - OLD C.O.J. FD	R-1
East	DELAWARE AVENUE ROW	N/A
West	(681) EXEMPT - OLD C.O.J. FD	R-1

	Yes	No
Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.		
1. Is deemed necessary for the public convenience at that location.	X	
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	X	

3. Is found to be generally compatible with the neighborhood in which it is proposed. X ____

4. Will comply with the height and area regulations of the district in which it is located unless specifically granted. X ____

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. X ____

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. X ____

Should this special use be valid only for a specific time period? Yes ___ No X
If Yes, what length of time? _____

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 impact the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
3. Site plans and landscape plans must be submitted for the site before a Special Use Permit can be advertised for public hearing.

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. 24 HOURS
2. Days of Operation. 7 DAYS A WEEK
3. Number of Off-street Parking Spaces. N/A
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.) N/A
5. Number of Assistants or employees. NONE ON-SITE DAILY. WEEKLY MAINTENANCE ONLY
6. Nature of the Business. MISSOURI AMERICAN WATER BOOSTER/PUMP STATION
7. Location of the Business. 1500 DELAWARE AVENUE, JOPLIN, MO 64804

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

SIGNATURE: D. Holloway DATE: 9/24/15

BY: DAVID HOLLOWAY, P.E. (VOLKERT, INC.) TITLE: PROJECT MANAGER

CITY OF JOPLIN – PLANNING AND ZONING COMMISSION

SPECIAL USE PERMIT APPLICATION FOR MISSOURI AMERICAN WATER COMPANY 15TH STREET BOOSTER STATION

9/24/2015

Missouri American Water Company (MAWC) currently operates and owns an existing Booster Station at the southwest corner of the intersection of 15th Street and Delaware Avenue in the City of Joplin, MO. MAWC currently has funding and plans completed to construct a new booster station facility, on the same parcel, which will provide additional pressure and water quality to the City of Joplin.

The existing parcel address is 1500 Delaware Avenue and currently encompasses 100-feet of frontage along Delaware Avenue and 40-feet of frontage along 15th Street. The adjacent property to the south and west is currently owned by the City and was the former location of the City of Joplin Fire Department. As shown on the attached plans, the City's property abuts the south property line, providing a 30-foot buffer to the residential area to the south of the proposed booster station.

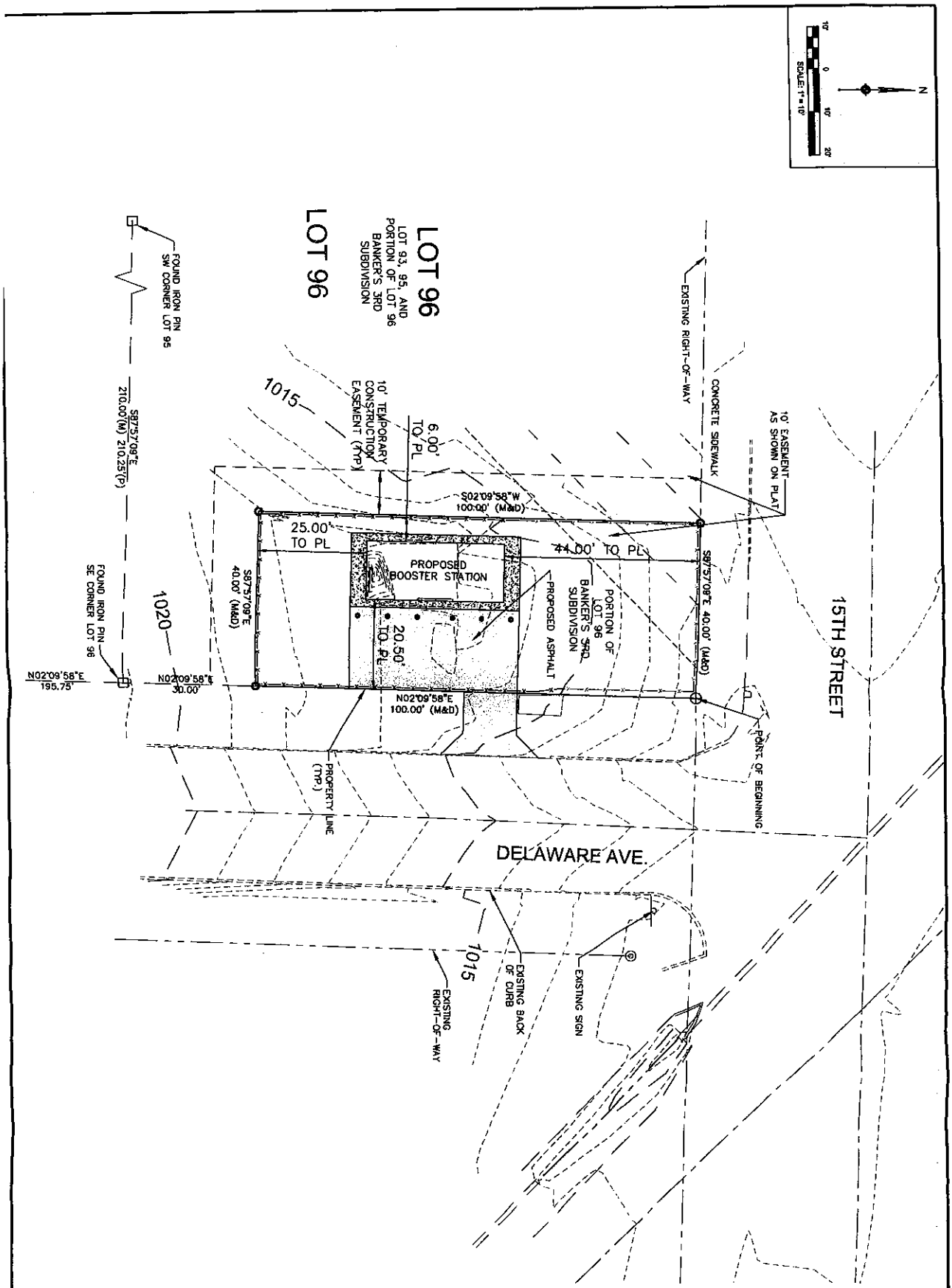
MAWC's proposed site plan arrangement of the new booster station is provided in the attached plans. This location was chosen for the following reasons:

- Future City of Joplin roadway improvements will be evaluating a proposed roundabout at the intersection of 15th Street/Delaware Avenue/Murphy Boulevard. By utilizing the southernmost portion of the existing MAWC parcel, any future revisions or reconstruction of the new booster station, as a result of the City's roadway improvements, may be avoided.
- The site plan arrangement would also significantly minimize the amount of downtime MAWC would need between removal of the existing station and getting the new station up and running. By placing the proposed booster station along the south property line, construction activities can begin on the new station, while keeping the existing station in service during construction.

The proposed booster station will include a new building structure, in compliance with City of Joplin height and area regulations, including sound proofing attenuation to alleviate noise concerns from the proposed booster station. The proposed access and on-site pavement has been included in the drawings as a staging area for future maintenance of the proposed facilities and will not be used for off-street parking. The property is currently protected by an 8-foot security fence with barbed-wire with a gated entry that is locked at all times. A portion of the existing fence will be removed and replaced as a result of construction activities.

The proposed booster station will contain two - 4-inch floor drains that will be connected to an existing storm sewer structure located at the northwest corner of the parcel. No hazardous materials or waste will be conveyed to the City of Joplin's storm sewer system. A 10-foot temporary construction easement along the south and west property lines will be required for construction of the proposed facilities.

MAWC feels that the proposed location of the new booster station, along the south property line, provides both the City and MAWC with a location that will allow proposed construction activities to occur while the existing station is in place; while also providing the City with a location that will remain undisturbed when the future roundabout is constructed. The new booster station will provide the benefit of consistent water pressure and quality to the city and people of Joplin, MO.



ENGL JOB #	
W.O.	
DATE	9/15/2015
DRAWN BY	DRH
CHECKED BY	JGS
APPROVED BY	
MAP GRID	
SHEET	1 OF 1

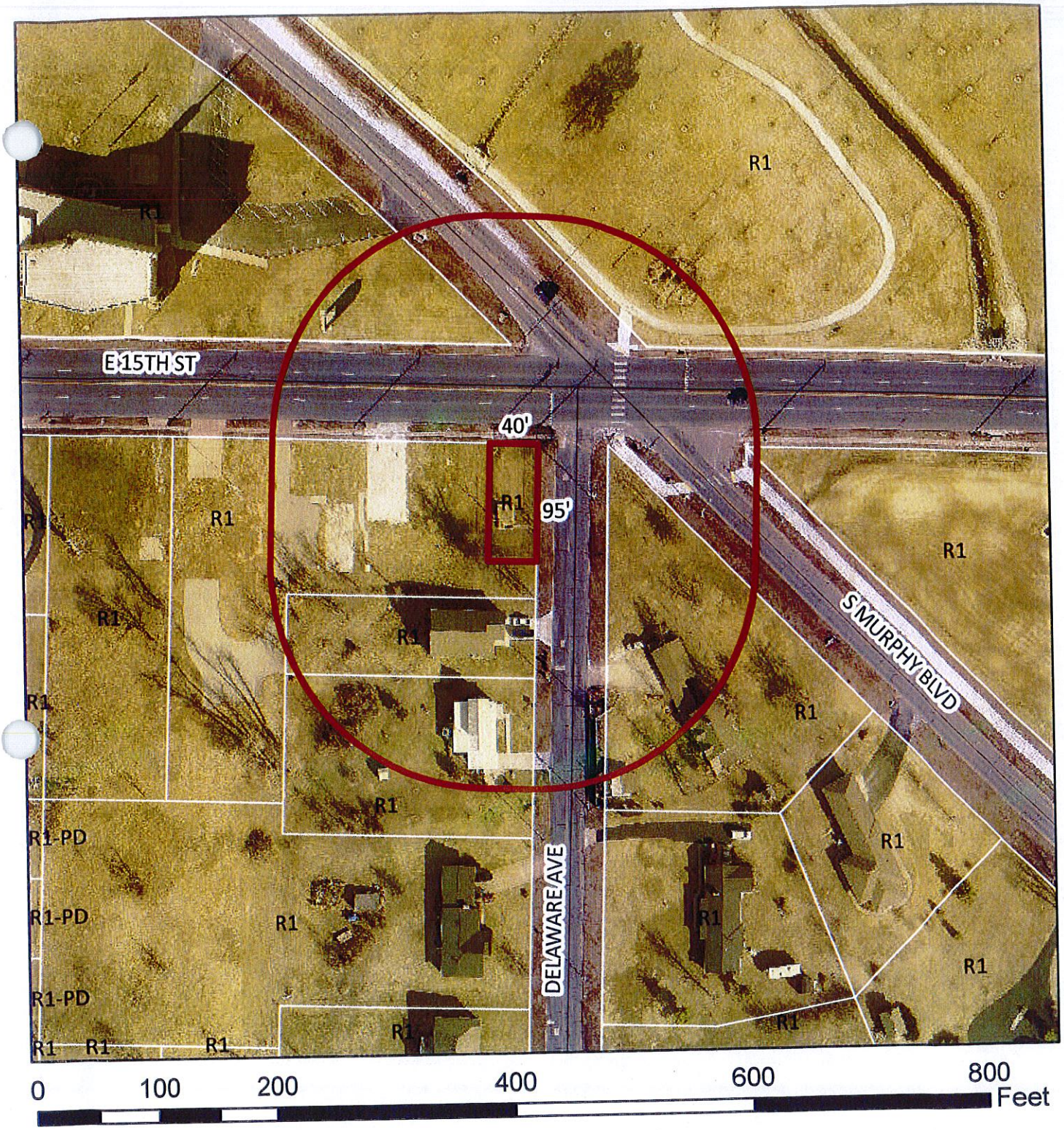
MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

NO.	DATE	INIT.	REVISIONS

PROJECT: MISSOURI AMERICAN WATER
JOPLIN, MO

TITLE: 15TH STREET BOOSTER STATION
SITE PLAN - ALTERNATIVE #2

Case 038-15



Case 038-15: A request for a Special Use Permit (1st Request) for the operation of a water pump station operated by Missouri American Water - Volkert, Inc.

Case 038-15: Southwest Corner of 15th Street and Delaware Avenue – A request for a Special Use Permit (first request) for the operation of a publicly owned utilities facility – Missouri American Water.

Mr. Eastman opened the public hearing for Case 038-15.

Mr. Jason Schreckenberg, 1101 Eastport Plaza Drive, Collinsville, Illinois, appeared representing Missouri American Water Company. They are replacing an existing booster station with a new booster station at 15th Street and Delaware Avenue. The new booster station will be constructed while the existing booster station stays in service. When the new station is operational, the old station will be removed.

Mr. Duncan asked Mr. Schreckenberg about plans for screening. He replied there will be no screening, but an eight-foot security fence exists at this time. Portions of the fence will be replaced during construction, but the fencing will be the same as it is currently, with the opportunity to add a maintenance gate. The facility will have a walk-up gate and access for a vehicle.

Ms. Cunningham stated there is 30 feet between the southern edge of Missouri American Water's property line and the property line for the next residential home.

Mr. Ramsour asked if this operation currently has a Special Use Permit, and Ms. Cunningham was unaware of one. She did not believe this is a renewal. She thought the booster station was constructed before the current zoning code was adopted. Although there won't be screening, there will be sound attenuation blocking any noise from the residents.

Mr. Ramsour asked why a Special Use Permit is being required now if it wasn't in place before. Mr. Schreckenberg replied since it is a new station, he wants to follow the City of Joplin's permitting rules.

Mr. Eastman asked if the City-owned property to the west will be declared excess property. Ms. Cunningham doesn't believe it is excess at this time but will see if there are any specific plans.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 038-15.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 038-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO MISSOURI AMERICAN WATER COMPANY, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).