CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Resolution No. 2020-017 - Special Use Permit (1st Request) for the operation of a mini storage facility – Jim Cox

MEETING DATE:
November 2, 2020

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 036-20: 2521 E 7th St. – A request for a Special Use Permit (1st Request) for the operation of a mini-storage facility - Jim Cox.

BACKGROUND:
This request is for the operation of a mini-storage facility as part of their larger U-Haul facility. The typical hours of operation vary but are generally 12 hours a day, 7 days per week. The facility provides approximately 15 off-street parking spaces and employs 1 assistants or employees at the location at any given time.

PLANNING & ZONING COMMISSION TESTIMONY:
Jim Cox, representing the U-Haul Company, 2521 7th Street. We would like to put van boxes on the facility for storage. They are used boxes off the back of the trucks. We will set them on the ground and use as storage.

Mr. Eastman mentioned he noticed there is white metal up, what additional is going to be done?

Mr. Cox stated that they were going to put metal on for siding to beautify the van boxes. We were told to stop. They are not finish with the job.

Mr. Stanton stated the city issued a stop work order because they did not get a building permit for the work being done.

PUBLIC COMMENT;
Aaron Self, 2521 7th Street, Joplin, MO. The facility is already a storage facility, and this is an expansion, because we have built the new location. We do have the van boxes and we are siding those, and they will be 20 to 30% stone façade which will be brick and coincide with the building regulations.

Ms. Steele stated that when she drove by these were vans that you have removed the axel and tires and you're going to completely make a façade for that?

Mr. Self said that was correct. We use old pieces instead of throwing them away. We bring these van boxes in, place them, level them, bolt them down, pass all the wind ratings, snow loads as well. Side them so it looks like an actual storage facility. They are anchored into the ground as well.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 036-20, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS
RS 2020-017, Staff Planning Report, P&Z Commission Minutes