Z&P Meeting: October 10, 2016
City Council Meeting: November 7, 2016

STAFF PLANNING REPORT

Special Use Permit

CASE 042-16 A request for a Special Use Permit (1st Request) for the operation of a Recycling Processing Center

LOCATION 506 and 510 South Tyler

APPLICANT Triple R Recycling

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Industrial	345' x 380'

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Industrial	Industrial	Industrial	Industrial

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Tyler Avenue	Secondary	60'
Adele Avenue	Secondary	60'

IS OFF-STREET PARKING PROVIDED?

Yes. Parking is provided in front of the building, with additional parking in the rear of the building if needed.

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES Yes.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

The applicant is requesting a new Special Use Permit for the operation of a Recycling Processing Facility. A Special Use Permit was first issued in February 2013, renewed in March 2014, and then renewed again in March 2016. Triple R Recycling recently acquired 506 South Tyler, the property north of their existing facility at 510 South Tyler. Because of the new property, Triple R Recycling needs to get a new Special Use Permit to include the new facility.

In March 2016, the original Special Use Permit for Triple R Recycling was renewed on a conditional basis pending the resolution of outstanding violations with the Fire Marshall. These issues have been resolved and Triple R Recycling is now in compliance with the City of Joplin's fire code.

CONDITIONS

1. This Special Use Permit is issued to Triple R Recycling for the operation of a Recycling Processing Facility at 506 and 510 S. Tyler Avenue.
2. The permit shall be valid for five (5) years renewable in October 2021.
3. Any outside area used for operations and/or storage must be screened.
4. No loose material shall be stored outside of the facility.
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.

Staff recommends approval of Case 042-16.

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.: 042-16
Filing Fee: $ 450.00
Date Advertised:
Date Notices Sent 10-3-16
Public Hearing Date: 10-10-16

APPLICANT: Triple R Recycling, LLC PHONE: 417-782-7121

ADDRESS: 510 & 506 S. Tyler Ave. Joplin, MO EMAIL: ALICIA.TRIPLER@ATT.NET

OWNER: Ricardo & Alicia Rodriguez PHONE 417-782-7121

ADDRESS: 510 & 506 S. Tyler Ave. Joplin MO EMAIL: ALICIA.TRIPLER@ATT.NET

LOCATION OF PROPERTY: 510 & 506 S. Tyler Ave. Joplin MO

LEGAL DESCRIPTION: (506 S. Tyler) **Tract #1** Lots 24 & 25 in SALZAR'S ADDITION, to the City of Joplin, Jasper County, MO, **Tract #2** All of a certain tract of land beginning twenty feet South of the SE corner of Lot 61 Continental Addition to the City of Joplin, Jasper Co. MO, thence one hundred twenty feet South, thence ninety feet East, thence one hundred twenty feet North, thence ninety feet West to the point of beginning and All of a certain tract of land beginning at a point 20 ft. South of the SE corner of Lot 59 in Continental Addition to the City of Joplin, thence South 120 ft; thence East 45 ft: Thence North 120 ft, Thence West 45 ft to point of the beginning. Some being part of Miscellaneous Tract No. 14 of the SW 1/4 of Section 4: Township 27, Range 33 in the City of Joplin, excepting the rail road, if any across said land. **Tract #3** All of lots 55, 56, 57, and 58 in the Continental Addition to the City of Joplin, Jasper County, Missouri together with all improvements thereon, except that portion over and across lots 55, 56, 57 for railroad purposes. **Parcel "A"** All that part of Miscellaneous Tract Numbered Fourteen (14) in Section 4, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, described as: Commencing at a point 20 feet South and 45 feet East of the southeast corner of Lot Numbered 59 in Continental Addition to the City of Joplin, thence South 120 feet, thence West 145 feet to the point of beginning, according to the recorded Plat thereof. (510 S. Tyler) Salzers 1st, 23 & 26, North 35ft of lots 22 and 27

PRESENT ZONING CLASSIFICATION: Industrial ACREAGE: 3+ acres

PRESENT USE OF PROPERTY: Recycling

PROPOSED LAND USE ACTIVITY: Recycling of pallets, paper and plastics

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	4th street	Industrial
South	Mid-States Motor Carriers	Industrial
East	UPS	Industrial
West	Vacant/Customer First	Industrial

	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? _____

SIGNATURE: Alicia Rodriguez DATE: 9/7/16

BY: 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 affect 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. 7:00 am-4:00 pm
2. Days of Operation. Monday-Friday
3. Number of Off-street Parking Spaces 20+
4. Signs (Generally signs are limited to one sign not larger than 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.) Company name posted on west side of building, address posted in front.
5. Number of Assistants or employees. 30 full time
6. Nature of the Business. Recycling
7. Location of the Business 506 & 510 S. Tyler Ave. Joplin, MO
8. Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.

Triple R Recycling, L.L.C.
510 s. Tyler Ave.
Joplin MO 6481
Phone: 417-782-7121
Email: alicia.tripler@att.net

Sep. 07, 2016

Answer to Interrogatories of Special Use Permit Application:

1) Triple R Recycling would benefit the public by providing a convenient location to recycle commercial waste products. They have also partnered with the local trash company, Republic Services, to receive and process the curbside recycling materials picked up from subscribed Joplin residential customers. Open for business from 7:00 am to 4:00 pm, it is located in an industrial zone right off of West 7th Street in Joplin, MO.

2) Triple R Recycling is designed, located and proposed to be operated in such a way as to insure the public health, safety, and welfare. All but the front parking lots of the property is enclosed by fence. The business poses no threat/risk to the public.

3) Triple R Recycling is highly compatible with the neighborhood in which it is located. Because it is located in an industrial zone, it is in "like company" with a variety of other businesses nearby.

4) Triple R Recycling will comply with the height and area regulations of the district in which it is located unless specifically granted.

5) The parcel of land on which Triple R Recycling is located has ample parking for employees as well as customers. This parking/front area provides enough space to pull in and park without infringing on any other adjacent parking spaces.

6) Because this facility was previously used for heavy industrial purposes, it is well set up with adequate utility, drainage, and other such necessary facilities.

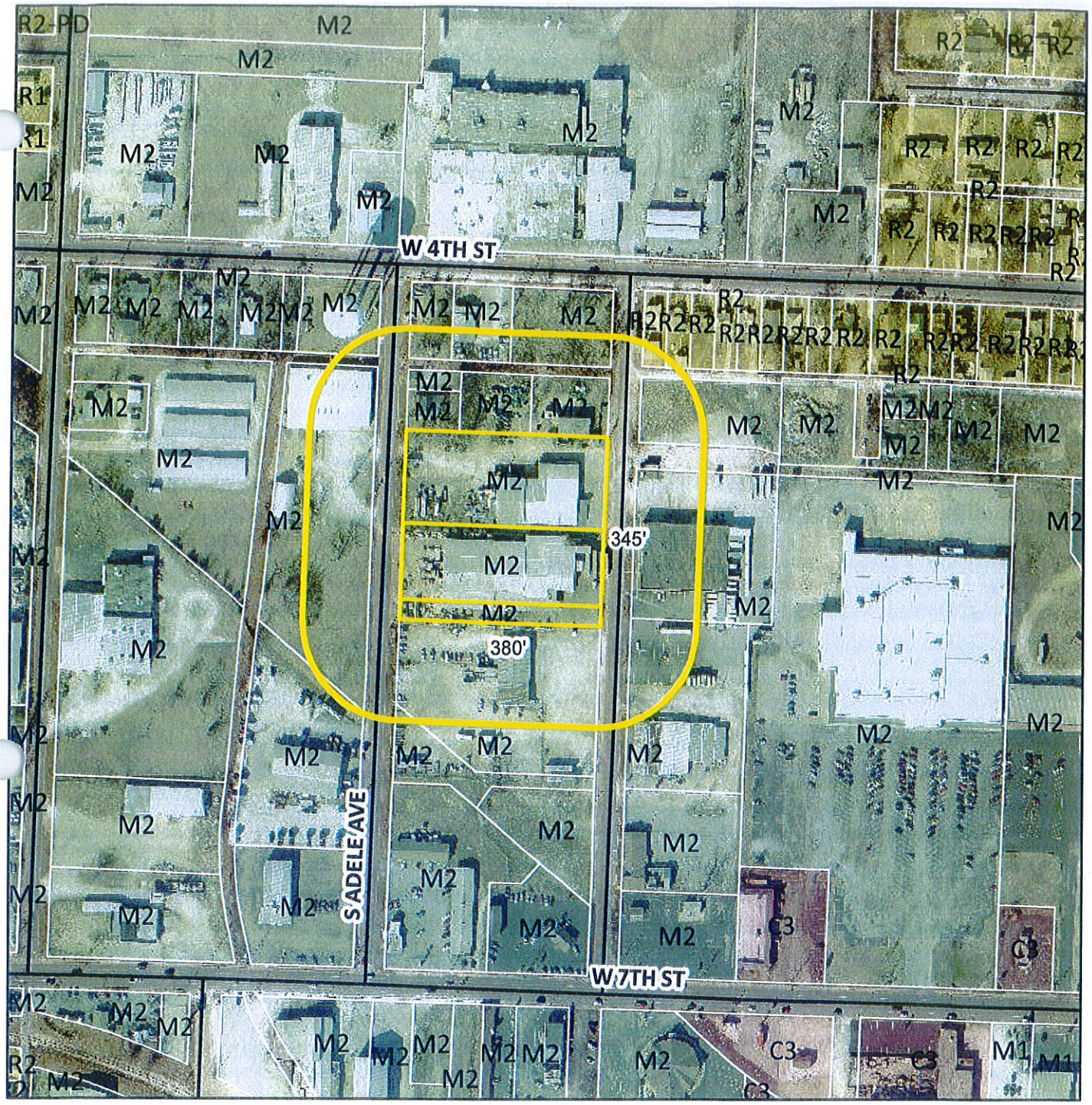
Attachments Required:

2) The proposed use of this property is to recycle pallets, paper, and plastics. Triple R Recycling expects to recycle an increasing volume of these products as the company becomes more established and the public is informed of the services offered. Because the majority of the recycling will involve commercial accounts, there will not be an excessive amount of incoming traffic. The parking lot in front and to the side of the building, as well as the enclosed area in rear of the building offers ample space to navigate around the building and complete loading and unloading tasks.

Risk of fire is minimal due to the kind of material that is being processed not being of an explosive or highly combustible type. This is further reduced by the existence of a functioning sprinkler system and the code required number of fire extinguishers.

The proposed use will have minimal, if any, effect on the surrounding properties, as they are also of an industrial nature.

The use of this facility for recycling will benefit the City of Joplin by offering an additional option in meeting the waste disposal/recycling needs of the community.



Case 042-16: 506 and 510 South Tyler Avenue – A request for a Special Use Permit (1st Request) for the operation of a Recycling Processing Center – Triple R Recycling.

Case 042-16: 506 and 510 South Tyler Avenue – A request for a Special Use Permit (First Request) for the operation of a Recycling Processing Center – Triple R Recycling.

Mr. Smith opened the public hearing for Case 042-16.

Ricardo and Alicia Rodriguez appeared representing Triple R Recycling, 510 South Tyler Avenue, Joplin. Ms. Rodriguez stated they have had a Special Use Permit since the beginning of 2013 for their recycling business. They recently expanded into the old Joplin Pipe & Steel building at 506 South Tyler. They will be doing the exact same thing they have been doing for the last four years and are requesting a Special Use Permit to include the new building.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 042-16.

Mr. Smith asked Ms. Cunningham if any letters or calls were received from surrounding property owners, and she replied no.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 042-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A FIVE-YEAR SPECIAL USE PERMIT TO BE ISSUED TO TRIPLE R RECYCLING, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).