INFORMAL AGENDA

January 7, 2013

5:15 p.m.

1. 2011 Audit Presentation
2. Discussion of 911 services
3. Boards/Commissions Appointments
4. Appointment of the sub-committee for the CDBG public service grants
5. Update on Senate Bill 13
6. Any other business

Subject: Senate Bill 13

SB 13	Eliminates solid waste management districts and reduces landfill tipping fees by the amount previously used on district overhead and administration

SB 13 - This act eliminates solid waste management districts and the Solid Waste Management Advisory Committee. Money from the Solid Waste Management Fund that was previously allocated for grants to solid waste management districts will be allocated for grants to cities, counties and providers of solid waste management, waste reduction, recycling or related services. The percentage of money allocated for grants is reduced by the amount previously used for overhead and administration costs of solid waste management districts. The requirement that a solid waste management plan be submitted to the Department of Natural Resources is eliminated.

Currently, a tipping fee is collected per ton accepted by landfills and transfer stations and deposited into the Solid Waste Management Fund. This act reduces the fee by the amount previously allocated for solid waste management districts' overhead and administration costs. The fee for solid waste sanitary landfills and transfer stations is reduced from $2.11 per ton accepted to $1.71 per ton. The fee for solid waste demolition landfills is reduced from $1.41 per ton accepted to $1.20 per ton.

http://www.senate.mo.gov/13info/BTS_Web/Bill.aspx?SessionType=R&BillID=16944772

COUNCIL AGENDA

January 7, 2013

6:00 P.M., Council Chambers

General Council Members	MAYOR	Zone Council Members
Mike Woolston	Melodee Colbert-Kean	Gary Shaw
Morris Glaze		Melodee Colbert-Kean
Bill Scearce (Mayor ProTem)		Dr. Benjamin D. Rosenberg
Jack Golden		Michael Seibert
Trisha A. Raney		

1. **Call to Order**
   Invocation
   Pledge of Allegiance

2. **Roll Call**

3. **Presentations**

4. **Finalization of Consent Agenda**

5. **Reports and Communications**

6. **Citizen Requests and Petitions**
   1. Request from Kevin Ward, MO Division Administrator, Jefferson City, Missouri to address Council concerning the Joplin TIGER 2012 grant.

7. **Public Hearings**
   1. Public Hearing Procedures

   2. COUNCIL BILL NO. 2013-250 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-3, District C-1, and District C-3 and including in District C-3-PD property as described below and located between 30th and 31st Streets, Main Street and Virginia Avenue in the City of Joplin, Jasper County, Missouri. (Requested by Charles Kuehn. Planning and Zoning recommend approval).

   3. COUNCIL BILL NO. 2013-251 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-0-PD property as described below

Anyone wishing to address the Council should step to the Podium and state their name and address. If the matter is not a Public Hearing, a request to speak to the Council should be prepared prior to the meeting. Speaking time will be limited to five minutes.

Sound enhancement units are available for hearing impaired customers. You will be asked to provide a form of identification as security, which will be returned when you return the unit.
If you are in need of disability related auxiliary aids or services, contact the City Clerks Office at (417) 624-0820 ext. 220. Forty-eight hours notice is requested.

and located at the northeast corner of 32nd Street and Sabra Avenue in the City of Joplin, Jasper County, Missouri. (Requested by Ryan Flanagan. Planning and Zoning recommended approval).

4. COUNCIL BILL NO. 2013-252 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-0-PD property as described below and located at the northwest corner of 32nd Street and Sabra Avenue in the City of Joplin, Jasper County, Missouri. (Requested by Ryan Flanagan, Planning and Zoning recommended approval).

5. COUNCIL BILL NO. 2013-253 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-1-PD property as described below and located at the northwest corner of 20th Street and Carolyn Place in the City of Joplin, Jasper County, Missouri. Requested by Loretta Bailey. Planning and Zoning recommended approval).

6. PUBLIC HEARING FOR COUNCIL BILL NO. 2012-024 - AN ORDINANCE amending ordinance 2012-219 dealing with the construction of certain improvements approved as part of the TIGER grant by removing the 15th Street viaduct project.

8. Consent Agenda

1. Minutes of the December 17, 2012 council meeting
2. Minutes of the December 28, 2012 Special council meeting

9. Resolutions

10. Ordinances – Emergency

1. COUNCIL BILL NO. 2013 – 100 - AN ORDINANCE approving the contract by and between the City of Joplin and B&D Yardbuilders for the demolition of the structure(s) and clearing of lot area located at 2005 S. Byers in the City of Joplin, Missouri, for the amount of Three Thousand Six Hundred and 00/100 Dollar ($ 3,600.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

2. COUNCIL BILL NO. 2013 – 101 - AN ORDINANCE approving the contract by and between the City of Joplin and Big Johns for the demolition of the structure(s) and clearing of lot area located at 916 S. Jackson in the City of Joplin, Missouri, for the amount of Six Thousand Three Hundred and 00/100 Dollar ($ 6,300.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

3. COUNCIL BILL NO. 2013-500 - AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Redwood Development, for the sale of approximately 26,160 square feet of land at 1831 East 20th/1914 Connecticut Avenue; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause.

4. COUNCIL BILL NO. 2013-501 - AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2012-2013 as adopted by Ordinance 2012-186 on October 15, 2012, to adjust appropriations and estimated revenue and containing an emergency clause.

11. Ordinances – First Reading

12. Ordinances – Second Reading and Third Reading

13. Unfinished Business

14. New Business

1. Case 110-12: 519-521 West 32nd Street – A Site Plan Review request for a dental office in a C-O PD (Non-Retail – Planned Development) zoning district – C. Alan McQuigg/Stanley Weaver.

2. Case 108-12: Southeast Corner of 15th Street and Range Line Road – A Site Plan Review request for a Kum & Go convenience store in a C-2 PD (Central Business District – Planned Development) zoning district – Sooner Three, LLC/Olsson Associates.

3. Vote to go into closed session, which shall pertain to the hiring, firing, disciplining, or promotion of an employee or particular employees of a governmental body involving personal information as set forth in Section 610.021(3) RSMo, as amended, 2012, more specifically for the purpose of evaluating certain Council employees. This meeting, record, and vote to be closed to the extent provided by law. The City Council shall adjourn at the end of the session.

Notice posted at 4:30 p.m. on this the 2nd day of January, 2013. (RSMo 610.020)

INFORMAL NOTES

December 17, 2012

Decision on Paperless Agenda	Assistant City Manager Sam Anselm presented Council with 3 options for going to a paperless agenda. After much discussion, the consensus was to try option 2, with IT Director Mark Morris checking prices for tablets. Flash drives will be provided to the council. The cost of this option could be in the $4400 to $6250 price range. Motion by Mr. Scearce, Second by Ms. Raney to go with Option 2. Voting in favor was: Colbert-Kean, Glaze, Raney, Scearce, Seibert, Shaw and Woolston, 7. Nays, Rosenberg, 1. Absent, Golden, 1.
Economic Development update on Blue Buffalo, Jasper Products, & Allgeier Martin and Assoc.	Rob O'Brian, president of the Joplin Area Chamber of Commerce, updated Council on several project statuses; Heartland Pet Food Mfg. Coca Cola, Jasper Products and Bemis. Mr. O'Brian also briefed Council on the following Proposed Projects: Project Home, Project Pace, and Project Sun. The Marketing Events that the Chamber has participated in since September 2012 include Private Label Mfg.; Site Consultants Forum, and Supply Chain Summit. The Joplin Regional Prosperity Initiative met in October. Mr. O'Brian would like to set a date in early 2013 for Clifford Wert, JRPI Chairman, to make a presentation on that meeting. Blue Buffalo, Jasper Products, and Allgeier Martin are projected to generate approximately 320 new jobs in our area.
Blue Buffalo Update	David Hertzberg updated Council on the infrastructure of Blue Buffalo. He asked council for authority to use budgeted funds to extend sewer line back to the west. Approximate cost is 55,000 to 60,000. 150 jobs would be created. Motion by Mr. Glaze, Second by Mr.Woolston to allow David to move forward. Motion passed, 8-0-1.
Other Business	Mr. Glaze asked about the letter to the Casino. David Hertzberg replied that a certified reply has been received in his office. Mr. Scearce asked about Casey's Store. Mr. Hertzberg replied he's received the (recorded) application for voluntary annexation back from Newton County. It will go to Planning and Zoning for consideration.

CITY OF JOPLIN

CITY COUNCIL MEETING

MINUTES December 17, 2012

CALL TO ORDER

The regular meeting for the Joplin City Council was called to order at 6:00 p.m. by Mayor Melodee Colbert-Kean.

ROLL CALL – All were present

INVOCATION - read by Assistant City Clerk, Barbara Gollhofer

FLAG SALUTE – led by Mr. Golden

PRESENTATIONS – Assistant City Manager, Sam Anselm, presented the AmeriCorps St. Louis Appreciation Day proclamation to Bruce Bailey, head of AmeriCorps St. Louis operations. Mr. Bailey thanked the city council and citizens of Joplin for their hospitality and leadership. Chad Angell, team leader for Joplin AmeriCorps Project, also thanked the citizens for their kindness and warm welcome.

Doug Doll, Chairman of the Capital Improvement and Public Safety Sales Tax Oversight Commission, presented the Commission's Semi-Annual Report.

FINALIZATION OF CONSENT AGENDA - There being no further business to come before the Council, the Consent Agenda was finalized.

REPORTS AND COMMUNICATIONS

CITIZEN REQUESTS AND PETITIONS

A motion by Mr. Glaze, Second by Dr. Rosenberg to allow citizens to address Council at this time. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The following citizens addressed Council regarding Ordinance No. 2012-219, which will be discussed under New Business. All the citizens voiced opposition to this project due to the negative impact it would have on their businesses and the lack of notification from the city.

Edward Smith, 1121 S. Florida Ave. Joplin
Chris Branch, 5484 NN Hwy, Joplin
Brad Baird, 818 E. 9th St., Joplin
Troy Richards, 2431 Windrose, Joplin
Linda Teeter, 1321 Illinois Ave, Joplin
Dale Ward, 2911 W. 20th St., Joplin

CONSENT AGENDA APPROVED - Motion by Mr. Shaw, Second by Mr. Golden, to Approve the Consent Agenda. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce. Seibert, Shaw, and Woolston 9. Nays: 0.

Minutes of the December 3, 2012 Council Meeting

COUNCIL BILL NO. 2012-323-AN ORDINANCE Request to Review the Final Plat for Darrell L. Rogers 2008 Trust Addition located in the 3300 Block of South Range Line Road in the City of Joplin, Newton County, Missouri. Ordinance No. 2012-220

RESOLUTIONS

ORDINANCES-EMERGENCIES

Mr. Golden introduced Council Bill No. 2012-021. Motion by Mr. Golden, Second by Mr. Glaze to Adopt Council Bill No.2012-021. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-221

AN ORDINANCE accepting the conveyance of certain land from the Village of Silver Creek, Missouri; and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2012-022. Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2012-022. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No.2012-222

AN ORDINANCE to accept all the assets and all the liabilities from the Village of Silver Creek, Missouri; and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2012-023. Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2012-023. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-223

AN ORDINANCE to accept and take ownership of certain Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program – ARRA) Series 2009 of the Village of Silver Creek, Missouri; and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2012-178. Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2012-178. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-224

AN ORDINANCE approving the purchase of right of way from property at 2108 Harlem Avenue, consisting of part of Lot Numbered Three Hundred Sixty-six (366) in T.W. Cunningham's Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Three Thousand Five Hundred and 00/100 dollars ($3,500.00) and containing an emergency clause.

Mr. Golden introduced Council Bill No. 2012-181. Motion by Mr. Golden, Second by Mr. Woolston to Adopt Council Bill No. 2012-181. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-225

AN ORDINANCE authorizing the City council to issue the abatement of ad valorem taxes on improvements to real property located in the Joplin Area Enhanced Enterprise Zone; generally described as located at 7231 East 24th Street and owned by AM Properties Two, LLC doing business as Allgeier Martin and Associates Inc. and, containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2012-182. Motion by Mr.Woolston, Second by Mr. Golden to Adopt Council Bill No. 2012-182. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-226

AN ORDINANCE authorizing the City Council to issue the abatement of ad valorem taxes on improvements to real property located in the Joplin Area Enhanced Enterprise Zone; generally described as located at 3977 E. 27th Street and owned by Jasper Products, LLC and, containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2012-183. Motion by Mr. Shaw, Second by Ms. Raney to Adopt Council Bill No. 2012-183. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-227

ANORDINANCE approving the contract with McClanahan Construction.LLC in the amount of Sixteen Million Nine Hundred Forty Three Thousand Five Hundred and no/100 Dollars ($16,943,500.00) for the Shoal Creek Wastewater Treatment Expansion providing how the cost shall be made and levied; and containing an emergency clause.

Mr. Glaze introduced Council Bill No. 2012-629. Motion by Mr. Glaze, Second by Mr. Woolston to Adopt Council Bill No. 2012- 629. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-228

AN ORDINANCE approving a grant to the City budget for the capitol purchase of a DWI vehicle by and between the City of Joplin, Missouri and the Missouri Highways and Transportation Commission (MHTC), with the provision of procuring the vehicle and equipment in a one-time amount of Thirty Thousand Dollars ($30,000.00); authorizing the City Manager to execute the same by and on behalf of the City of Joplin, Missouri; and amending the Annual Budget of the City of Joplin for the Fiscal Year 2012-2013 as adopted by Ordinance No. 2012-186 on October 15, 2012; and containing an emergency clause.

Dr. Rosenberg introduced Council Bill No. 2012-630. Motion by Dr. Rosenberg, Second by Mr. Golden to Adopt Council Bill No. 2012-630. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-229

AN ORDINANCE approving the FBO Facility Lease Agreement by and between the City of Joplin and RLS RENTAL COMPANY, INC., d/b/a Mizzou Aviation at the Joplin Regional Airport; and containing an emergency clause.

ORDINANCES – FIRST READING

ORDINANCES – SECOND READING AND THIRD READING

NEW BUSINESS

Discussion of previously passed Ordinance No. 2012-219. Motion by Dr. Rosenberg, Second by Mr. Scearce to Amend Ordinance No. 2012-219 by deleting the 15th Street Project. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, and Seibert, 6. Nays: 3, Glaze, Shaw, and Woolston. City Attorney Brian Head stated a new ordinance will be written to amend this Ordinance that will come to the Council at the next meeting on Second and Third Reading. If passed by Council it will take effect 20 days thereafter.

Vote to go into closed session, which shall pertain to legal action, causes of action, or litigation including a public governmental body and any confidential or privileged communications between a governmental body or its representatives and its attorneys as set forth in Section 610.021(1) RSMo, as amended, 2011. This meeting, record, and vote to be closed to the extent provided by law. The City Council shall adjourn at the end of the session. Voting in favor were Council Members: Colbert-Kean, Glaze, Golden, Raney, Rosenberg, Seibert, Shaw, and Woolston 8. Nays: 1, Scearce.

There being no further business to come before the Council, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Barbara Gollhofer

Barbara Gollhofer, Assistant City Clerk, MRCC

MINUTES

COUNCIL MEEING
December 28, 2012

General Council Members	MAYOR	Zone Council Members
Mike Woolston	Melodee Colbert-Kean	Gary Shaw
Morris Glaze		Melodee Colbert-Kean
Bill Scearce (Mayor ProTem)		Dr. Benjamin D. Rosenberg
Jack Golden		Michael Seibert
Trisha A. Raney		

Notice is hereby given that the City Council of the City of Joplin, Missouri will hold a special meeting beginning at 12:15 p.m. on Friday, December 28, 2012, in the 5th Floor Council Chambers, 602 S. Main for the purpose of considering items related to the Tax Increment Financing plan and certain Planning and Zoning items.

1. **Call to Order – Reading of the Special Call** – Read by City Clerk, Barbara Hogelin
   Invocation – Read by City Clerk Barbara Hogelin
   Pledge of Allegiance – lead by Mr. Shaw

2. **Roll Call** –all were present

3. **Ordinances – Emergency**
   Mr. Woolston introduced Council Bill No. 2012-025. Motion by Mr. Woolston, Second by Mr. Seibert to Adopt Council Bill No.2012-025. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Rosenberg, Seibert, Shaw, and Woolston 7. Nays: 2, Raney, Scearce.

   The Council Bill was declared Adopted and entitled Ordinance No. 2012-230

   AN ORDINANCE approving the Joplin Recovery Tax Increment Financing Redevelopment Plan, establishing a redevelopment area, and designating Joplin Redevelopment Corporation as the developer of the redevelopment project; and containing an emergency clause.

   Mr. Woolston introduced Council Bill No. 2012-026. Motion by Mr. Woolston, Second by Mr. Seibert to Adopt Council Bill No.2012-026. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Seibert, Shaw, and Woolston 6. Nays: 3, Golden, Raney, Scearce.

Anyone wishing to address the Council should step to the Podium and state their name and address. If the matter is not a Public Hearing, a request to speak to the Council should be prepared prior to the meeting. Speaking time will be limited to five minutes.

Sound enhancement units are available for hearing impaired customers. You will be asked to provide a form of identification as security, which will be returned when you return the unit.
If you are in need of disability related auxiliary aids or services, contact the City Clerks Office at (417) 624-0820 ext. 220. Forty-eight hours notice is requested.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-231

AN ORDINANCE approving the Redevelopment Project of the Joplin Recovery Tax Increment Financing Redevelopment Plan and adopting Tax Increment Financing therein; and containing an emergency clause.

4. **Ordinances – Second Reading and Third Reading**
Dr. Rosenberg introduced Council Bill No. 2012-319. Motion by Dr. Rosenberg, Second by Mr. Golden that Council Bill No. 2012-319 be Passed on Second Reading and Advanced to Third Reading and Passed. Voting in favor were Council Members: Colbert-Kean, Glaze, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-232

AN ORDINANCE amending Ordinance No. 2004-256,passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District R-2 property as described below and located at 2221 North Florida Avenue in the City of Joplin, Jasper County, Missouri.

Mr. Shaw introduced Council Bill No. 2012-320. Motion by Mr. Shaw, Second by Mr. Scearce that Council Bill No. 2012-320 be Passed on Second Reading and Advanced to Third Reading and Passed. Voting in favor were Council Members: Colbert-Kean, Glaze, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-233

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3-PD property as described below and located at 3003, 3015, and 3023 Connecticut Avenue in the City of Joplin, Jasper County, Missouri.

Mr. Woolston introduced Council Bill No. 2012-321. Motion by Mr. Woolston, Second by Mr. Golden that Council Bill No. 2012-321 be Passed on Second Reading and Advanced to Third Reading and Passed. Voting in favor were Council Members: Colbert-Kean, Glaze, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-234

AN ORDINANCE amending Ordinance No. 2004- 256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3 and including in District C-3-PD property as described below and located at the southeast corner of 20th Street and Connecticut Avenue in the City of Joplin, Jasper County, Missouri.

Mr. Woolston introduced Council Bill No. 2012-322. Motion by Mr. Woolston, Second by Mr. Golden that Council Bill No. 2012-322 be Passed on Second Reading and Advanced to

Third Reading and Passed. Voting in favor were Council Members: Colbert-Kean, Glaze, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-235

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-1-PD property as described below and located at 1934 Murphy Boulevard in the City of Joplin, Jasper County, Missouri.

5. Unfinished Business

6. New Business

Dr. Rosenberg asked that since we had a person from the Federal Highway Administration coming to address the Council at the next council meeting, he wanted citizens to be able to address council for public input. Council agreed.

There being no further business to come before the Council, the meeting was adjourned at 12:40 p.m.

Respectfully submitted,

Barbara L Hogelin

Barbara L. Hogelin, MMC/MPCC
City Clerk

2

U.S. Department of Transportation
Federal Highway Administration
Missouri Division

Memorandum

Subject: Request to Speak to City Council

Date: December 20, 2012

From: Kevin Ward, MO Division Administrator
Jefferson City, Missouri

In Reply Refer To:

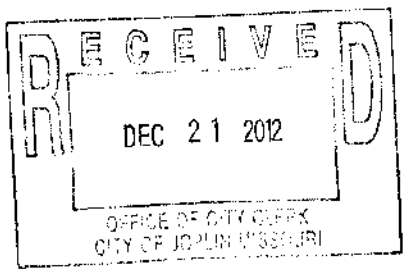
To: Barbara Hogelin, Joplin City Clerk

The Federal Highway Administration – Missouri Division office respectfully requests to speak to the Joplin City Council on January 7th at the regularly scheduled City Council meeting. We will be addressing the Joplin TIGER 2012 grant.

Thank you for your attention and please let me or Ms. Dawn Perkins at 573-638-2626 of my staff know if you have questions.

Kevin W. Ward

Kevin Ward, P.E.
Division Administrator



City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: COUNCIL BILL NO. 2013-250
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill

Public Works Director: David Hertzberg — Date: 12/28/2012
City Attorney: Brian Head — Date: 12/31/12
City Manager: R. Mark Rohr — Date: 12/31/12
Board or Commission: Planning and Zoning Commission — Date: 12/10/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 105-12: Between 30th and 31st Street, Main and Virginia Avenues – A request to rezone from Districts R-1 (Single-Family Residential), R-3 (Apartment House Residential), C-1 (Neighborhood Commercial), and C-3 (Commercial) to District C-3 PD (Commercial – Planned Development) for future planned commercial development – Charles Kuehn.

STAFF SUMMARY:
The proposed rezoning is for the development of an office and retail development containing approximately 19,800 square feet of building space.

Access Management: The site will be accessed from Main Street, 30th Street, and 31st Street, for a total of three access points. The points of access will consolidate existing curb cuts on Main Street into one centralized access point.

Parking: A total of 123 parking spaces have been provided, including 6 ADA spaces.

Building Design & Materials: The exterior of the building will be a mixture of brick and stucco.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. A significant amount of shrubs and bushes are also provided around the building and in between the parking lots and the street right-of-way.

Buffering: The applicant has provided a landscaped buffer on the east side of the site fronting Virginia Avenue. The east side of Virginia Avenue is single-family residential. The buffer includes a variety of trees, as well as shrubs and hedges.

Site Amenities: The applicant is planning two plazas, one in the front facing Main Street and one in the rear facing Virginia Avenue.

Staff recommends approval of Case 105-12.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Charles Kuehn stated that the block contains several zonings. He explained that the agenda packet includes a site plan for building containing approximately 20,000 square feet. It does meet all the requirements for the new Comprehensive Plan, with the plans showing the elevation of the new building. The building will contain retail and commercial space.

PUBLIC COMMENT:
None.

Z&P Meeting: December 10, 2012
City Council Meeting: January 7, 2013

STAFF PLANNING REPORT
Rezoning

CASE 105-12:

A request to rezone from Districts R-1 (Single-Family Residential), R-3 (Apartment House Residential), C-1 (Neighborhood Commercial), and C-3 (Commercial) to District C-3 PD (Commercial - Planned Development) for properties located between 30th and 31st Streets and South Main and Virginia Avenues for future planned commercial development.

APPLICANT: Charles Kuehn

LOCATION: Between 30th and 31st Streets, S. Main and Virginia Avenues

REQUESTED ZONING: C-3 PD (Commercial – Planned Development)

CORRIDOR: South Main Street – Site Plan Required

EXISTING CONDITIONS:

R-1 (Single-Family), R-3 (Apartment House), C-1 (Neighborhood Commercial), & C-3 (Commercial)	Restaurant, Commercial, & Vacant	250' x 400' / 100,000 ft² / 2.30 acres

SITE CONTEXT:

	C-3 & R-1	R-1	C-3	C-3 & C-1
	Commercial & Single-family	Single-family	Post Office	Commercial-Office & Vacant

FUTURE LAND USE:

This site is located along both the South Main Street corridor and is eligible for rezoning subject to site plan review and approval.

TRANSPORTATION:

Main Street	Major Arterial	80'
30th Street	Local	50'
31st Street	Local	50'

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

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning and development plans should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for the development of an office and retail development containing approximately 19,800 square feet of building space.

Access Management: The site will be accessed from Main Street, 30th Street, and 31st Street, for a total of three access points. The points of access will consolidate existing curb cuts on Main Street into one centralized access point.

Parking: A total of 123 parking spaces have been provided, including 6 ADA space.

Building Design & Materials: The exterior of the building will be a mixture of brick and stucco.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. A significant amount of shrubs and bushes are also provided around the building and in between the parking lots and the street right-of-way.

Buffering: The applicant has provided a landscaped buffer on the east side of the site fronting Virginia Avenue. The east side of Virginia Avenue is single-family residential. The buffer includes a variety of trees, as well as shrubs and hedges.

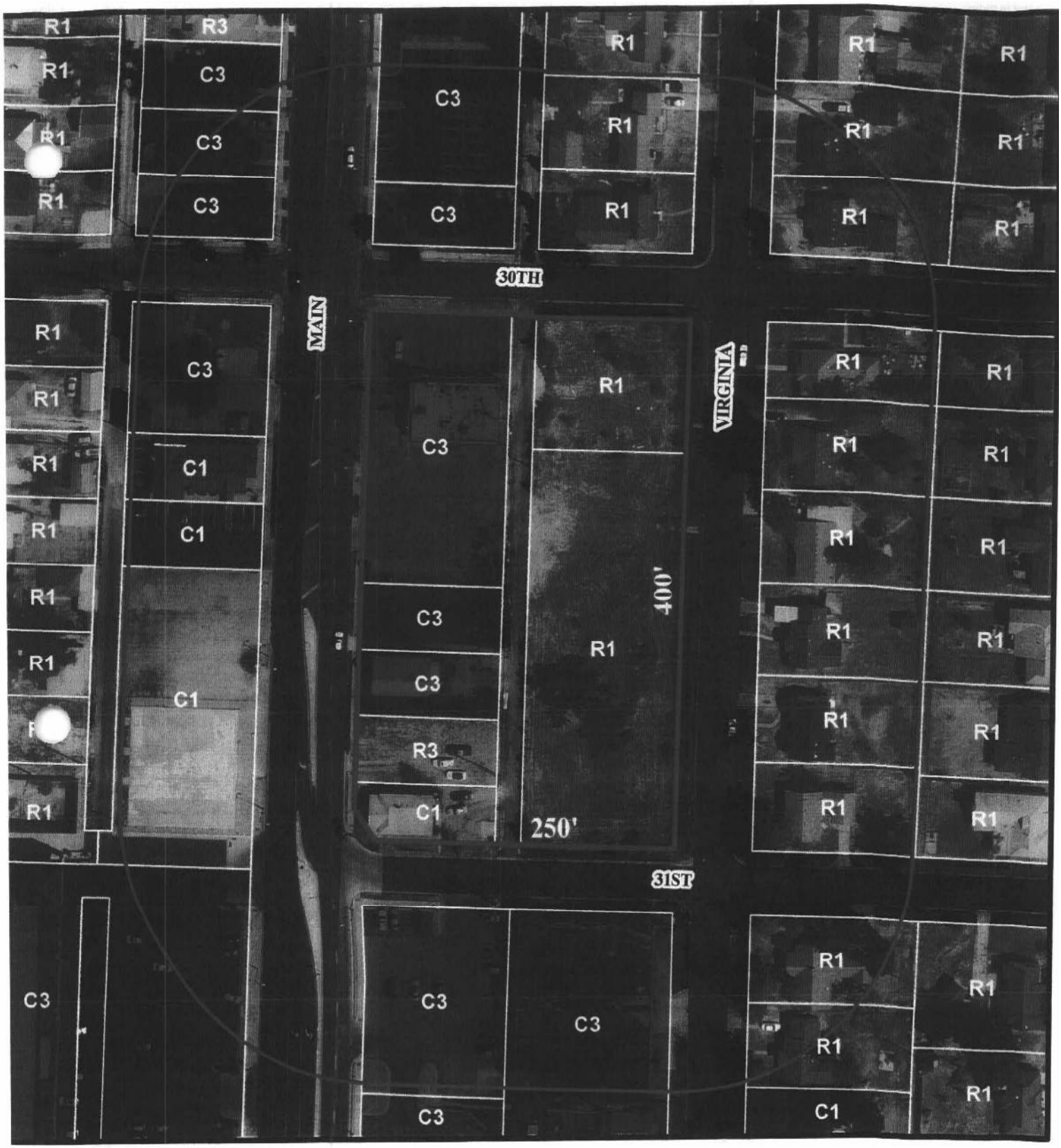
Site Amenities: The applicant is planning two plazas, one in the front facing Main Street and one in the rear facing Virginia Avenue.

Staff recommends approval of Case 105-12.

ENCLOSURES:

Site plan/Landscape plan

Building elevations



Case 105-12: A request to rezone from Districts R-1 (Single-Family Residential), R-3 (Apartment House Residential), C-1 (Neighborhood Commercial), and C-3 (Commercial) to District C-3 PD (Commercial - Planned Development) for properties located between 30th and 31st Streets and South Main and Virginia Avenues for future planned commercial development. - Charles Kuehn

N

RECEIVED
10-30-12

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

For Office Use Only
Case No.: 105-12
Filing Fee: $350.00
Date Advertised: 11-25-12
Date Notices Sent
Public Hearing Date: 12-10-12

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

APPLICANT: Charles Kuehl PHONE: 625-3907
ADDRESS: 620 McConnell Joplin Mo. ZIP: 64801
OWNER: Sudhakar Ancha PHONE:
ADDRESS: 3902 W 31st St. ZIP:
LOCATION OF PROPERTY: 30th + Main
LEGAL DESCRIPTION: See Attached

Present Zoning R1 R3 C1 Requested Zoning: C3 PR Acreage:
Present Use of Property: Mixed Commercial + Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	office	C3 R1
South	Post office	C3
East	Res	R-1
West	Retail + office	C1 C3

CHARACTER OF THE NEIGHBORHOOD: offices + Retail +

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   N O
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? yes
2. Consistent with Future Land Use Map? yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Main St., Virginia, 30th & 31st
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 80'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

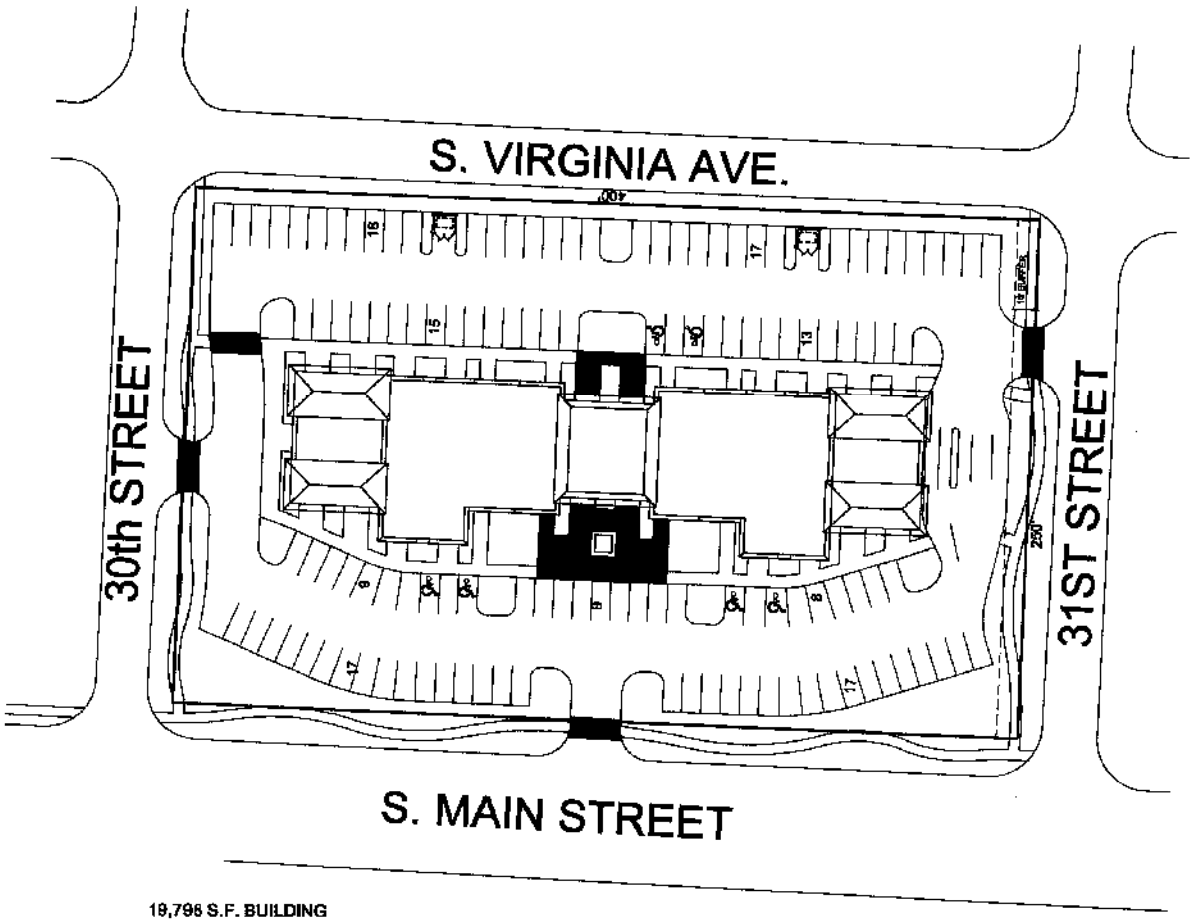
IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? yes
2. Properly Sized Street Right-of-Way? yes
3. Drainage Easements? yes
4. Utility Easements:
   - Electricity? yes
   - Gas? yes
   - Sewers? yes
   - Water? yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Charles F Kuehn III DATE: 10-26-12
BY: Charles F Kuehn III
TITLE: Managing Member

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)



19,796 S.F. BUILDING
123 PARKING SPACES
6.2 PARKING SPACE PER 1000 S.F.

MASTER PLAN

COMMERCIAL OFFICE / RETAIL

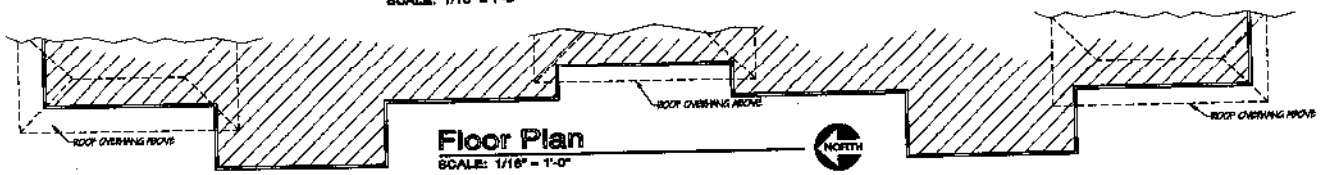
PREPARED FOR: FOUR STATE HOMES

JOB# 7000



West Elevation - Option 2

SCALE: 1/16" = 1'-0"



Floor Plan

SCALE: 1/16" = 1'-0"

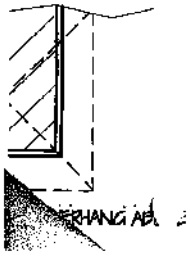
NORTH





South Elevation - Option 3

SCALE: 1/16" = 1'-0"



Case 105-12: Between 30th and 31st Street, Main and Virginia Avenues – A request to rezone from Districts R-1 (Single-Family Residential), R-3 (Apartment House Residential), C-1 (Neighborhood Commercial), and C-3 (Commercial) to District C-3-PD (Commercial – Planned Development) for future planned commercial development – Charles Kuehn.

Mr. Harrington opened the public hearing for Case 105-12.

Mr. Charles Kuehn, 620 McConnell Avenue, Joplin, appeared and stated that the block contains several zonings. He explained that the agenda packet includes a site plan for a building containing approximately 20,000 square feet. It does meet all the requirements for the new Comprehensive Plan, with the plans showing the elevation of the new building. The building will contain retail and commercial space.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 105-12.

MR. DUNCAN MOVED, SECONDED BY MR. LANDRITH, THAT CASE 105-12 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

P & Z Case 105-12
Charles Kuehn
(P & Z Recommended Approval)

COUNCIL BILL NO. 2013-250 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-3, District C-1, and District C-3 and including in District C-3-PD property as described below and located between 30th and 31st Streets, Main Street and Virginia Avenue in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1, District R-3, District C-1, and District C-3 and including same in District C-3-PD:

All of Lots Numbered Thirty-Three (33), Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), and Thirty-Nine (39) in D.W. Luke's Southern Heights Subdivision in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, AND All of Lot Numbered Forty (40) in D.W. Luke's Southern Heights Subdivision in the City of Joplin, Jasper County, Missouri, except that part taken for street right-of-way, AND a parcel of land lying in the Southwest Quarter of Section 14, Township 27 North, Range 33 West, Jasper County, Missouri, being more particularly described as follows: Beginning at the Southwest Corner of Miscellaneous Tract 3 in the SW Corner of 14-27-33 in Jasper County, Missouri, said point also lying in on the East Right-of-Way of a Platted 20.00 foot wide alley; Thence along said East Right-of-Way, North 02 degrees 14 minutes 15 seconds East, 399.86 feet, to the South Right-of-Way of 30th Street; Thence along said South Right-of-Way, South 87 degrees 47 minutes 05 seconds East, 119.96 feet, to the West Right-of-Way of Virginia Avenue; Thence along said West Right-of-Way, South 02 degrees 13 minutes 31 seconds West, 399.85 feet, to the North Right-of-Way of 31st Street; Thence along said North Right-of-Way, North 87 degrees 47 minutes 08 seconds West, 120.05 feet; to the point of beginning.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST:

_____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: COUNCIL BILL NO. 2013-251
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill

Public Works Director: David Hertzberg DZH Date: 12/28/2012
City Attorney: Brian Head Date: 12-31-12
City Manager: R. Mark Rohr Date: 12/3/12
Board or Commission: Planning and Zoning Commission MDW Date: 12/10/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 abstention, and 0 absent"

SUMMARY/REQUEST:
Case 106-12: Northeast Corner of 32nd Street and Sabra Avenue – A request to rezone from District R-1 (Single-Family Residential) to District C-O PD (Non-Retail – Planned Development) for future planned office development – Ryan Flanagan.

STAFF SUMMARY:
The proposed rezoning is for the development of a 6,800 square foot medical office building.

Access Management: The site will have three points of access. The only access from a public street will be from Sabra Avenue. The other two access points will be through the property to the east, which is also a proposed medical office building. The site to the east will have access to 32nd Street.

Parking: A total of 36 parking spaces have been provided, including 2 ADA spaces.

Building Design & Materials: The site will contain a 6,800 square foot building. The building will feature a mix of brick, stone, and EIFS.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. Shrubs and small evergreen trees will be provided along the perimeter of the building, in the parking lot, and along the north buffer.

Buffering: Single-family residential (zoned R-1) is located to the north of the site. A 31' buffer is being proposed which will include a stormwater detention area and landscaping.

Stormwater Management: Stormwater detention has been provided on site on the north side of the property.

Staff recommends approval of Case 106-12.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Eastman wished to abstain from the discussion and vote on Case 106-12 as his real estate company is involved in this transaction.

Mr. Ryan Flanagan is proposing a 6,400 square foot building site at the northeast corner of 32nd Street and Sabra Avenue. He has met with Mr. Wright to ensure that the landscaping, parking, access, and setbacks meet the Comprehensive Plan. He has provided some overall site plans to coordinate with the adjacent lot to the east that is already rezoned C-0-PD.

PUBLIC COMMENT:
None.

Z&P Meeting: December 10, 2012
City Council Meeting: January 7, 2013

STAFF PLANNING REPORT
Rezoning

CASE 106-12:

A request to rezone from District R-1 (Single-Family Residential) to District C-O PD (Non-Retail – Planned Development) for properties located at the Northeast Corner of 32nd Street and Sabra Avenue for future planned office development.

APPLICANT: Ryan Flanagan

LOCATION: Northeast Corner of 32nd Street and Sabra Avenue

REQUESTED ZONING: C-O PD (Non-Retail – Planned Development)

CORRIDOR: N/A

EXISTING CONDITIONS:

R-1 (Single-Family)	Single-Family & Vacant	175' x 230' / 35,600 ft² / .82 acres

SITE CONTEXT:

	R-1	C-O PD	C-O PD	R-1
	Single-Family	Vacant	Office	Single-Family

FUTURE LAND USE:

This site is located along the future West 32nd Street infill corridor and is recommended for office and institutional uses.

TRANSPORTATION:

Sabra Avenue	Local	40'

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

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning and development plans should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for the development of a 6,800 square foot medical office building.

Access Management: The site will have three points of access. The only access from a public street will be from Sabra Avenue. The other two access points will be through the property to the east, which is also a proposed medical office building. The site to the east will have access to 32nd Street.

Parking: A total of 36 parking spaces have been provided, including 2 ADA space.

Building Design & Materials: The site will contain a 6,800 square foot building. The building will feature a mix of brick, stone, and EIFS.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. Shrubs and small evergreen trees will be provided along the perimeter of the building, in the parking lot, and along the north buffer.

Buffering: Single-family residential (zoned R-1) is located to the north of the site. A 31' buffer is being proposed which will include a stormwater detention area and landscaping.

Stormwater Management: Stormwater detention has been provided on site on the north side of the property.

Staff recommends approval of Case 106-12.

ENCLOSURES:

Site plan

Building elevations

Landscape plan

Dumpster enclosure plan/Signage plan

Grading plan


R1
R1
R1

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

RECEIVED 11-2-12

For Office Use Only
Case No.: 106-12
Filing Fee: $350.00
Date Advertised: 11-25-12
Date Notices Sent:
Public Hearing Date: 12-10-12

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

APPLICANT: Ryan Flanagan PHONE: 417 592 0966
ADDRESS: 621 W. Jacobd Pl Joplin, Mo. 64801 ZIP: 64801
OWNER: Multiple (Please see Attached) PHONE:
ADDRESS: Multiple (Please See Attached) ZIP:
LOCATION OF PROPERTY: 32nd street and Sabra (Multiple properties) NEC
LEGAL DESCRIPTION: Multiple (please see attached)

Present Zoning R-1 Requested Zoning: C-O PD Acreage:
Present Use of Property: Residential

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	R-1
South	Commercial	CO-PD
East	Commercial	CO-PD
West	Residential	R-1

CHARACTER OF THE NEIGHBORHOOD: mix of office & Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain:
   Yes, building a medical/dental office requires a zoning change.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 32nd Street and Sabra.
2. Classification of Street(s):
   Arterial____ Collector____ Local X Sabra
3. Right-of-Way Width: 40'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way?
3. Drainage Easements?
4. Utility Easements:
   - Electricity?
   - Gas?
   - Sewers?
   - Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

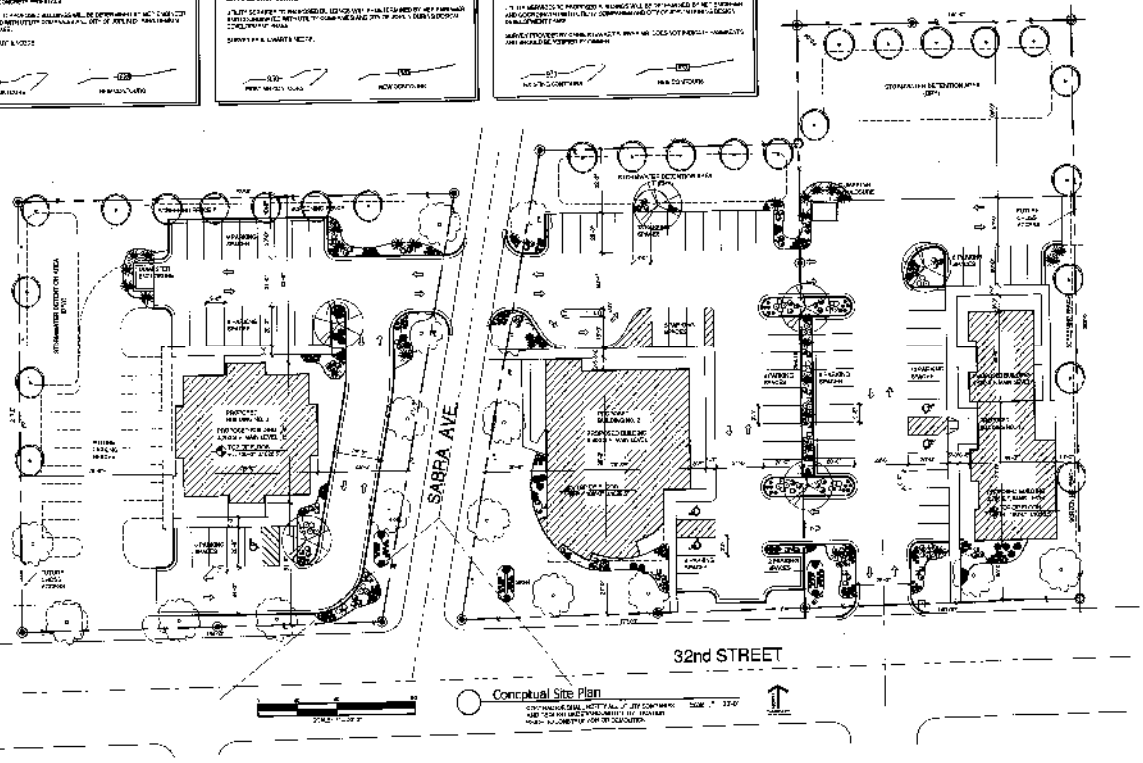
SIGNATURE: [signature] DATE: Nov. 2nd 2012
BY: Ryan Flanagan
TITLE:

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Project No. 3 Information

Project No. 2 Information

Project No. 1 Information



Conceptual Site Plan

REVISED

410 S. Adair
Joplin, Missouri 64801

TEAM 6 ARCHITECTURE, L.L.C.

A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

Conceptual Not For Construction

SP1

PROPOSED LEGEND

PLANT SCHEDULE

KEY	SIZE		

Scope of Work

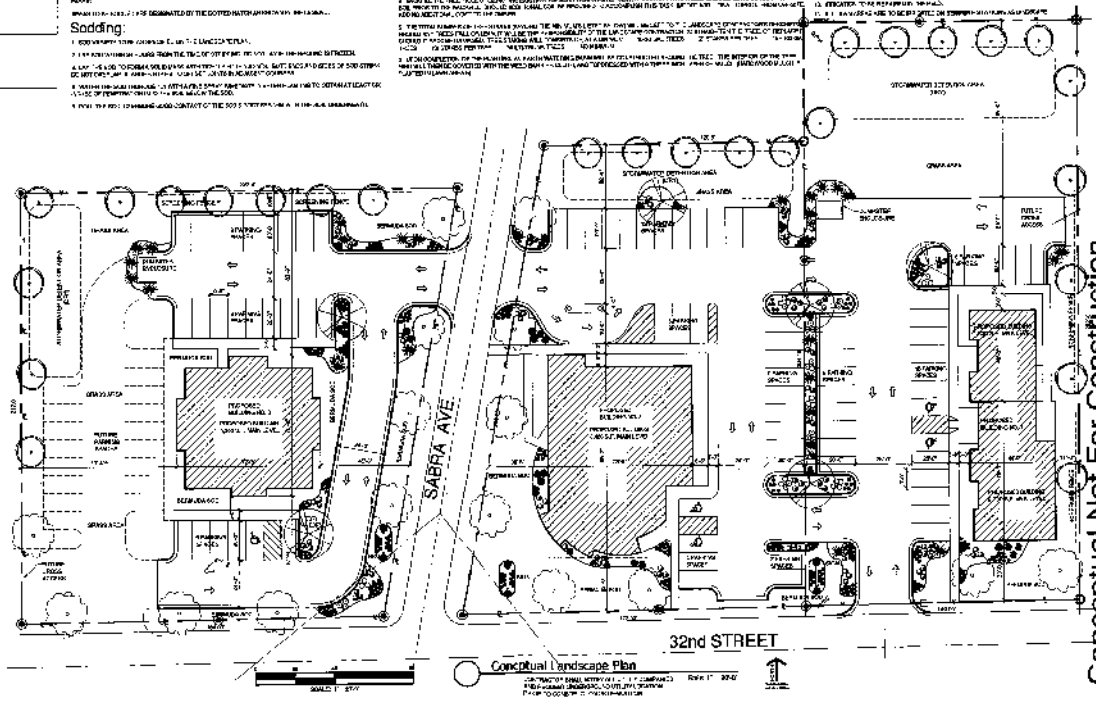
Seeding and Sodding Note:

Sodding:

Plant Materials

Tree Planting:

Landscape Plan Notes:



Conceptual Landscape Plan

SCALE: 1" = 30'-0"

Conceptual Not For Construction

REVISED

410 S. Airlite
Joplin, Missouri 64801
417-206-0012 - 417-206-0013 fax
www.team6architecture.com

TEAM 6 ARCHITECTURE, L.L.C.

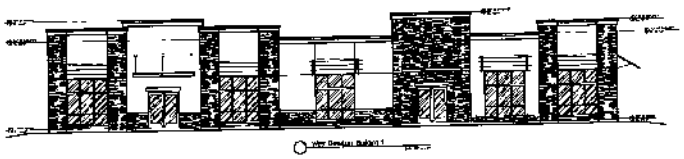
A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

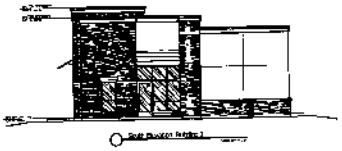
November 2012

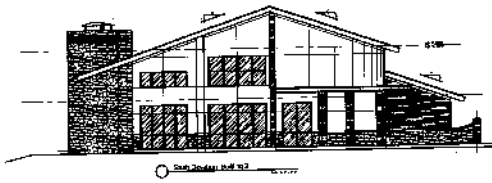
Conceptual Landscape Plan

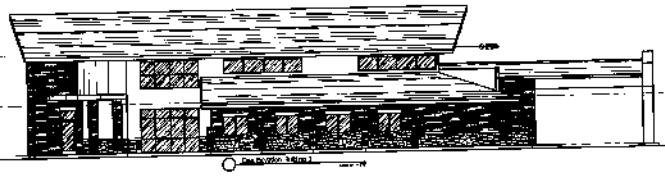
LS1

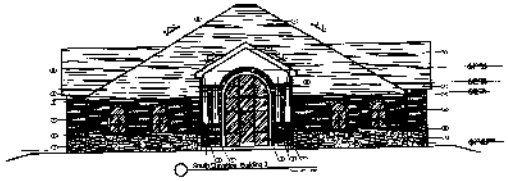
Material Schedule		
NO.	MATERIAL	MANUFACTURER - COLOR
	STONE	
	BRICK FIELD	
	CLAY PAVER	
	MANSARD SHAKE	
	PRECAST TRIM	MANUFACTURER
	PRECAST APPLIQUE	
	METAL STANDING SEAM	
	ASPHALT SHINGLES	
	PRE-FINISHED ALUMINUM	
	WINDOW	













Conceptual Not For Construction

REVISED

410 S. Adele
Joplin, Missouri 64801

TEAM 6 ARCHITECTURE, L.L.C.

A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

Neil's Seal
1234,1256

A1

Case 106-12: Northeast Corner of 32nd Street and Sabra Avenue – A request to rezone from District R-1 (Single-Family Residential) to District C-O-PD (Non-Retail – Planned Development) for future planned office development – Ryan Flanagan.

Mr. Eastman wished to abstain from the discussion and vote on Case 106-12 and Case 107-12 as his real estate company is involved in this transaction. He left the dais at this point.

Mr. Harrington opened the public hearing for Case 106-12.

Mr. Ryan Flanagan, 621 West Jaccard Place, Joplin, is proposing a 6,400 square foot building site at the northeast corner of 32nd Street and Sabra Avenue. He has met with Mr. Wright to ensure that the landscaping, parking, access, and setbacks meet the Comprehensive Plan. He has provided some overall site plans to coordinate with the adjacent lot to the east that is already rezoned C-0-PD.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 106-12.

MR. SMITH MOVED, SECONDED BY MR. CORTEZ, THAT CASE 106-12 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. EASTMAN ABSTAINING (6 IN FAVOR, 1 ABSTENTION, 0 ABSENT).

P & Z Case 106-12
Ryan Flanagan
(P & Z Recommended Approval)

COUNCIL BILL NO. 2013-251 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-0-PD property as described below and located at the northeast corner of 32nd Street and Sabra Avenue in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-0-PD:

All of the South 174 feet of Lot Numbered Twenty-Eight (28), except the East 75 feet thereof in Mohaska Sub-Division to the City of Joplin, Jasper County, Missouri, AND All of the East 75 feet of the South 174 feet of Lot 28 in Mohaska Sub-Division in the City of Joplin, AND All of the South half of the following described tract: All of Lot Numbered (28) in Mohaska Subdivision to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, Except the South 174 feet, which exception is described as follows: Beginning at the Southeast Corner of said Lot 28 in Mohaska Subdivision to the City of Joplin, thence North 174 feet, thence West 138.71 feet, thence Southwesterly 177.29 feet, thence East 170.45 feet to the point of beginning.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST:

_____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: COUNCIL BILL NO. 2013-252
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill

Public Works Director: David Hertzberg DH Date: 12/28/2012
City Attorney: Brian Head Date: 12/31/12
City Manager: R. Mark Rohr Date: 12/31/12
Board or Commission: Planning and Zoning Commission MDW Date: 12/10/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 abstention, and 0 absent"

SUMMARY/REQUEST:
Case 107-12: Northwest Corner of 32nd Street and Sabra Avenue – A request to rezone from District R-1 (Single-Family Residential) to District C-O PD (Non Retail – Planned Development) for future planned office development – Ryan Flanagan.

STAFF SUMMARY:
The proposed rezoning is for the development of a 4,200 square foot medical office building.

Access Management: The site will have one point of access from Sabra Avenue. There will be a future access drive to the property to the west.

Parking: A total of 21 parking spaces have been provided, including 1 ADA space. There is a planned future expansion that will add an additional 9 parking spaces.

Building Design & Materials: The site will contain a 4,200 square foot building. The exterior of the building will be primarily brick with a stone base.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. Shrubs and small evergreen trees will be provided around the building and the parking lot. Additional green space and landscaping will be located along the north and west property line.

Buffering: Single-family residential (zoned R-1) is located to the north and west and appropriate landscaping has been provided.

Stormwater Management: A detention area has been provided on site.

Staff recommends approval of Case 107-12.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Eastman wished to abstain from the discussion and vote on Case 107-12 as his real estate company is involved in this transaction.

Mr. Ryan Flanagan is proposing a 4,200 square foot building across Sabra Avenue from the property for which rezoning was requested in Case 106-12. He has elevation plans and has worked with Mr. Wright and the City staff to ensure that the landscaping, parking, access, and water retention meet the City standards.

PUBLIC COMMENT:
None.

Z&P Meeting: December 10, 2012
City Council Meeting: January 7, 2013

STAFF PLANNING REPORT
Rezoning

CASE 107-12:

A request to rezone from District R-1 (Single-Family Residential) to District C-O PD (Non-Retail – Planned Development) for properties located at the Northwest Corner of 32nd Street and Sabra Avenue for future planned office development.

APPLICANT: Ryan Flanagan

LOCATION: Northwest Corner of 32nd Street and Sabra Avenue

REQUESTED ZONING: C-O PD (Non-Retail – Planned Development)

CORRIDOR: N/A

EXISTING CONDITIONS:

R-1 (Single-Family)	Single-Family	185' x 210' / 43,520 ft² / 1.0 acre

SITE CONTEXT:

	R-1	R-1	C-O PD	R-1
	Single-Family	Single-Family	Office	Single-Family

FUTURE LAND USE:

This site is located along the future West 32nd Street infill corridor and is recommended for office and institutional uses.

TRANSPORTATION:

Sabra Avenue	Local	40'

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

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning and development plans should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for the development of a 4,200 square foot medical office building.

Access Management: The site will have one point of access from Sabra Avenue. There will be a future access drive to the property to the west.

Parking: A total of 21 parking spaces have been provided, including 1 ADA space. There is a planned future expansion that will add an additional 9 parking spaces.

Building Design & Materials: The site will contain a 4,200 square foot building. The exterior of the building will be primarily brick with a stone base.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. Shrubs and small evergreen trees will be provided around the building and the parking lot. Additional green space and landscaping will be located along the north and west property line.

Buffering: Single-family residential (zoned R-1) is located to the north and west and appropriate landscaping has been provided.

Stormwater Management: A detention area has been provided on site.

Staff recommends approval of Case 107-12.

ENCLOSURES:

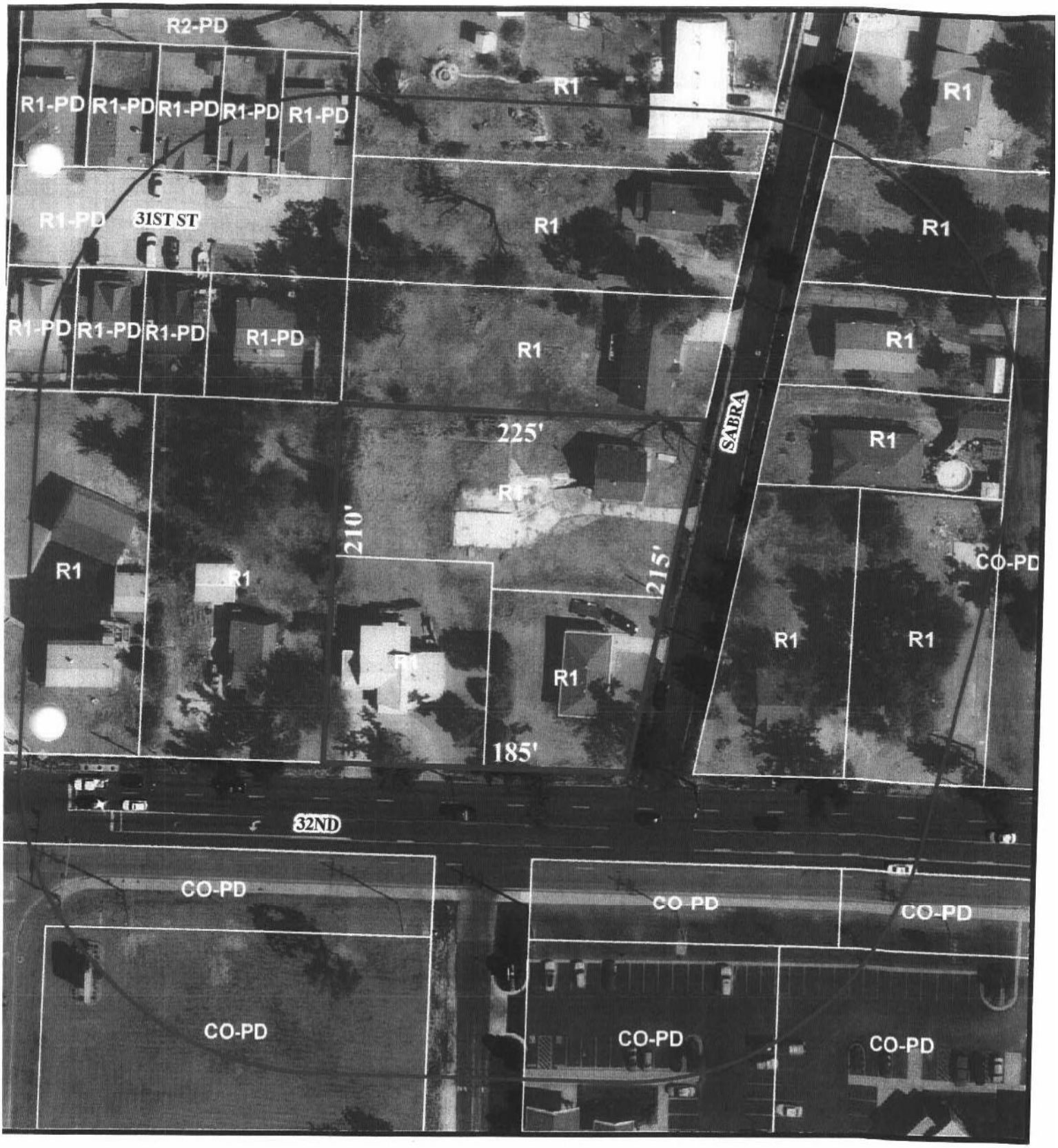
Site plan

Building elevations

Landscape plan

Dumpster enclosure and Signage plan

Grading plan



Case 107-12: A request to rezone from District R-1 (Single-Family Residential) to District C-O-PD (Non-Retail - Planned Development) for properties located at the Northwest Corner of 32nd Street and Sabra Avenue for future planned office development. - Ryan Flanagan

N

RECEIVED 11-7-12

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

For Office Use Only
Case No.: 107-12
Filing Fee: $350.00
Date Advertised: 11-25-12
Date Notices Sent:
Public Hearing Date: 12-10-12

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

APPLICANT: Ryan Flanagan PHONE: 417 582 0966
ADDRESS: 621 Jacobard Pl. Joplin, MO. 64801 ZIP: 64801
OWNER: Multiple PHONE:
ADDRESS: Multiple ZIP:
LOCATION OF PROPERTY: NW corner of 32nd St. and Sabra.
LEGAL DESCRIPTION: Attached.

Present Zoning R-1 Requested Zoning: C-OPD Acreage: 7.1
Present Use of Property: Residential

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	R-1
South	~~Residential~~ Commercial	~~R-1~~ C-OPD
East	Residential	R-1
West	Residential	R-1

CHARACTER OF THE NEIGHBORHOOD: Residential, Property will face 32nd Already Commercial use.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain:
   Current zoning R-1 C-OPD needed for Medical building.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 32nd & Sabra
2. Classification of Street(s): Sabra
   Arterial____ Collector____ Local X
3. Right-of-Way Width: 40'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way?
3. Drainage Easements?
4. Utility Easements:
   - Electricity?
   - Gas?
   - Sewers?
   - Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
Create medical buildings similar to south of property

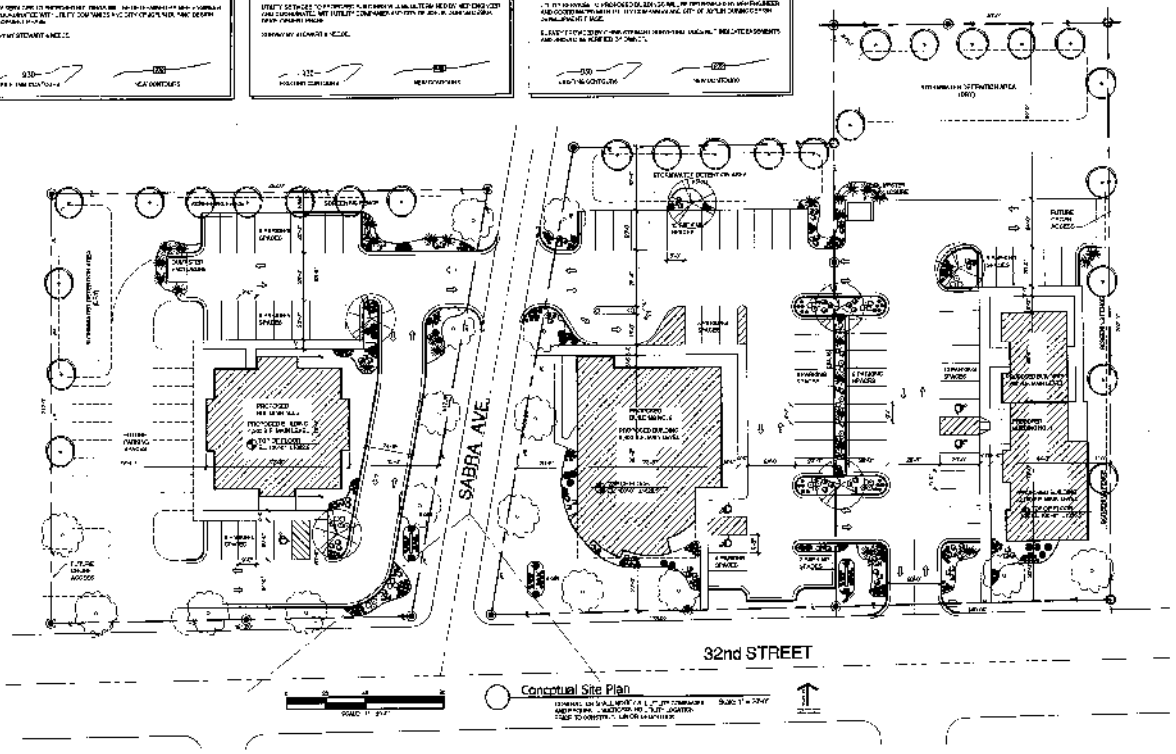
SIGNATURE: [signature] DATE: 11/2/12
BY: Ryan Flanagan
TITLE:

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Project No. 3 Information

Project No. 2 Information

Project No. 1 Information



REVISED

410 N. Adams
Joplin, Missouri 64801
TEAM 6 ARCHITECTURE L.L.C.

Conceptual Not For Construction

A New Project for:
32nd Street and Sabra
Development
Joplin, Missouri 64804

As Indicated

Conceptual Site Plan

SP1

PROPOSED LEGEND

PLANT SCHEDULE

Scope of Work

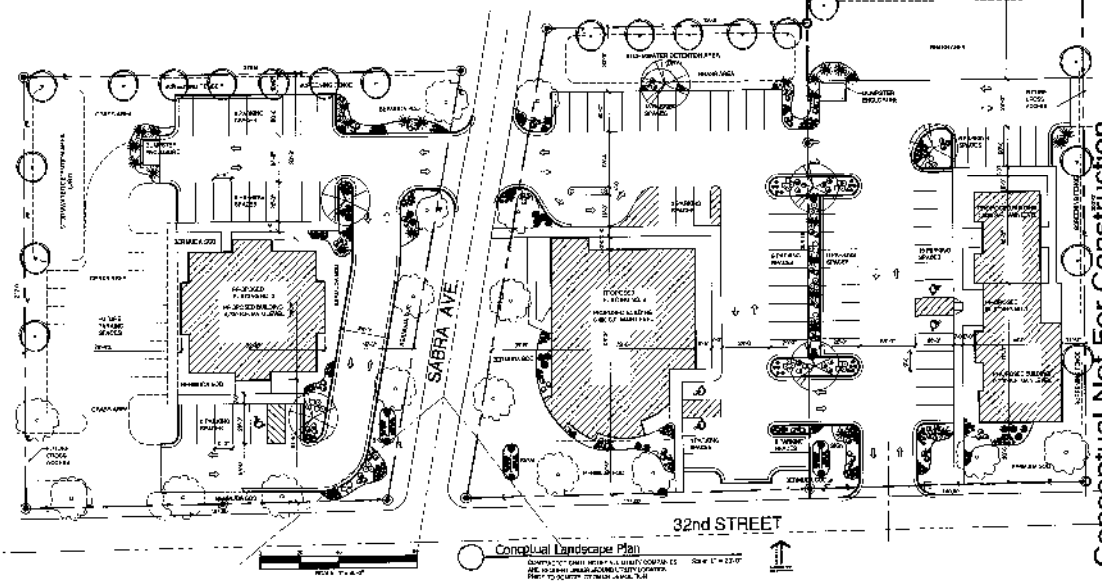
Seeding and Sodding Note:

Sodding:

Plant Materials

Tree Planting:

Landscape Plan Notes:



Conceptual Landscape Plan

REVISED

410 S. Anna
Joplin Missouri 64801

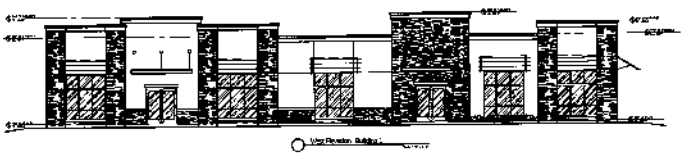
TEAM 6 ARCHITECTURE, L.L.C.

A New Project for
32nd Street and Sabra Development
Joplin, Missouri 64804

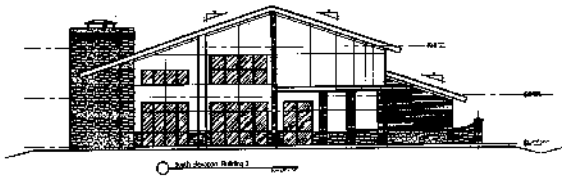
Conceptual Not For Construction

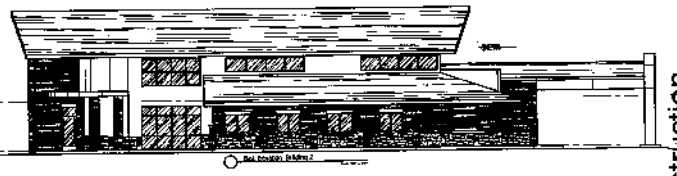
LS1

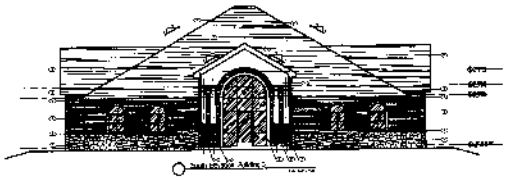
Material Schedule	
No.	Material
1	STONE
2	STUCCO
3	
4	
5	
6	
7	
8	
9	
10	
11	













REVISED

410 S. Adele
Joplin, Missouri 64801

TEAM 6 ARCHITECTURE, L.L.C.

Conceptual Not For Construction

A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

November 2010

A1

Case 107-12: Northwest Corner of 32nd Street and Sabra Avenue – A request to rezone from District R-1 (Single-Family Residential) to District C-O-PD (Non Retail – Planned Development) for future planned office development – Ryan Flanagan.

Mr. Harrington opened the public hearing for Case 107-12.

Mr. Ryan Flanagan, 621 West Jaccard Place, Joplin, is proposing a 4,200 square foot building across Sabra Avenue from the property for which rezoning was requested in Case 106-12. He has elevation plans and has worked with Mr. Wright and the City staff to ensure that the landscaping, parking, access, and water retention meet the City standards.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 107-12.

MR. BROWN MOVED, SECONDED BY MR. SMITH, THAT CASE 107-12 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. EASTMAN ABSTAINING (6 IN FAVOR, 1 ABSTENTION, 0 ABSENT).

Mr. Eastman returned to the dais at this time.

P & Z Case 107-12
Ryan Flanagan
(P & Z Recommended Approval)

COUNCIL BILL NO. 2013-252 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-0-PD property as described below and located at the northwest corner of 32nd Street and Sabra Avenue in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-0-PD:

All of the South 110 feet of Lot Numbered Sixty-eight (68), except the West 100 feet, in Mohaska Sub-Division to the City of Joplin, Jasper County, Missouri, AND All of Lot Numbered Sixty-eight (68) in Mohaska Sub-Division to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, Except the following tract, Beginning at the Southwest Corner of said Lot, thence North 127 feet, thence East 100 feet, thence South 17 feet, thence East to the East line of said Lot, thence in a Southwesterly direction to the Southeast corner of said Lot, thence West to the point of beginning, being part of Lot Numbered Sixty-eight (68) in Mohaska Sub-Division to the City of Joplin, Jasper County, Missouri, AND All of Lot Numbered Sixty-eight (68) in Mohaska Sub-Division to the City of Joplin, except the following tract, beginning at the Southwest Corner of said Lot, thence North 127 feet, thence East 100 feet, thence South 17 feet, thence East to the East line of said Lot, thence in a Southwesterly direction to the Southeast Corner of said Lot, thence West to the point of beginning being part of Lot Numbered Sixty-eight (68) in Mohaska Sub-Division to the City of Joplin, Jasper County, Missouri. All of the South 127 feet of the West 79 feet of Lot Numbered Sixty-eight (68) in Mohaska Sub-Division to the City of Joplin, Jasper County, Missouri.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST:

_____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: COUNCIL BILL NO. 2013-253
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill

Public Works Director: David Hertzberg DKH Date: 12/28/2012
City Attorney: Brian Head [signature] Date: 12-31-12
City Manager: R. Mark Rohr [signature] Date: 12/31/12
Board or Commission: Planning and Zoning Commission MDW Date: 12/10/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 109-12: Northwest Corner of 20th Street and Carolyn Place – A request to rezone from District R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned Development) for future planned commercial-office development – Loretta Bailey.

STAFF SUMMARY:
The proposed rezoning is for the development of a 4,320 square foot commercial building with two tenant spaces. The applicant, Loretta Bailey, plans to move her insurance office into one of the tenant spaces, and will lease the other space either to another office or small retail use.

Access Management: The site will have one point of access off of Carolyn Place. A future access will be added if and when the property to the west develops as commercial.

Parking: A total of 15 parking spaces have been provided, including 2 ADA spaces.

Building Design & Materials: The site will contain a 4,320 square foot building. The exterior of the building will be brick.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. Shrubs have been provided around the building.

Buffering: The necessary 20' landscaped buffer area has been provided along the north property line that abuts single-family (R-1) residential.

Staff recommends approval of Case 109-12.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jerald Norton, Tri-State Engineering, appeared representing Ms. Bailey and explained that the proposed development will be a 4,300 square foot building on two lots at the northwest corner of 20th Street and Carolyn Place. The site plans have been submitted to the City staff for review.

PUBLIC COMMENT:
None.

Z&P Meeting: December 10, 2012
City Council Meeting: January 7, 2013

STAFF PLANNING REPORT
Rezoning

CASE 109-12:

A request to rezone from District R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned Development) for properties located at the Northwest Corner of 20th Street and Carolyn Place for future planned commercial-office development.

APPLICANT: Loretta Bailey

LOCATION: Northwest Corner of 20th Street and Carolyn Place

REQUESTED ZONING: C-1 PD (Neighborhood Commercial – Planned Development)

CORRIDOR: 20th Street – Site Plan Required

EXISTING CONDITIONS:

R-1 (Single-Family)	Vacant (Former Single-Family)	125' x 170' / 21,250 ft² / .49 acres

SITE CONTEXT:

	R-1	R-1	R-1	R-1
	Vacant (Former Single-Family)	Vacant (Former Single-Family)	Vacant (Former Single-Family and Child Care facility)	Vacant (Former Single-Family)

FUTURE LAND USE:

This site is located along the 20th Street corridor and is eligible for rezoning subject to site plan review and approval.

TRANSPORTATION:

Carolyn Place	Local	50'

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

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning and development plans should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for the development of a 4,320 square foot commercial building with two tenant spaces. The applicant, Loretta Bailey, plans to move her insurance office into one of the tenant spaces, and will lease the other space either to another office or small retail use.

Access Management: The site will have one point of access off of Carolyn Place. A future access will be added if and when the property to the west develops as commercial.

Parking: A total of 15 parking spaces have been provided, including 2 ADA spaces.

Building Design & Materials: The site will contain a 4,320 square foot building. The exterior of the building will be brick.

Landscaping and Open Space: The site has provided required landscaping, including street and parking lot trees. Shrubs have been provided around the building.

Buffering: The necessary 20' landscaped buffer area has been provided along the north property line that abuts single-family (R-1) residential.

Staff recommends approval of Case 109-12.

ENCLOSURES:

Site plan

Building elevations

Landscape plan


R1
R1
R1

RECEIVED
11-9-12

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

For Office Use Only
Case No.: 109-12
Filing Fee: $350.00
Date Advertised: 11-25-12
Date Notices Sent
Public Hearing Date: 12-10-12

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

APPLICANT: Loretta Bailey PHONE:
ADDRESS: 1531 E 32 St Ste 4 Joplin ZIP: 64804
OWNER: Loretta Bailey PHONE: 417-624-7355
ADDRESS: 1910 & 1902 Carolyn Place ZIP: 64804
LOCATION OF PROPERTY: NW Corner of 20th & Carolyn Place
LEGAL DESCRIPTION: Watson's 1st sub lot 1 Ex S 10' For ST R/W and Watson's 1st sub S 80' Lot 2

Present Zoning residental Requested Zoning: C-1 PD Acreage: .5 acres
Present Use of Property: Vacant lots

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	residental
South	Street	Street
East	Street	Street
West	Vacant	residental

CHARACTER OF THE NEIGHBORHOOD: Vacant lots

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? yes
2. Consistent with Future Land Use Map? yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Carolyn Place
2. Classification of Street(s):
   Arterial_____ Collector_____ Local X
3. Right-of-Way Width: 50'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

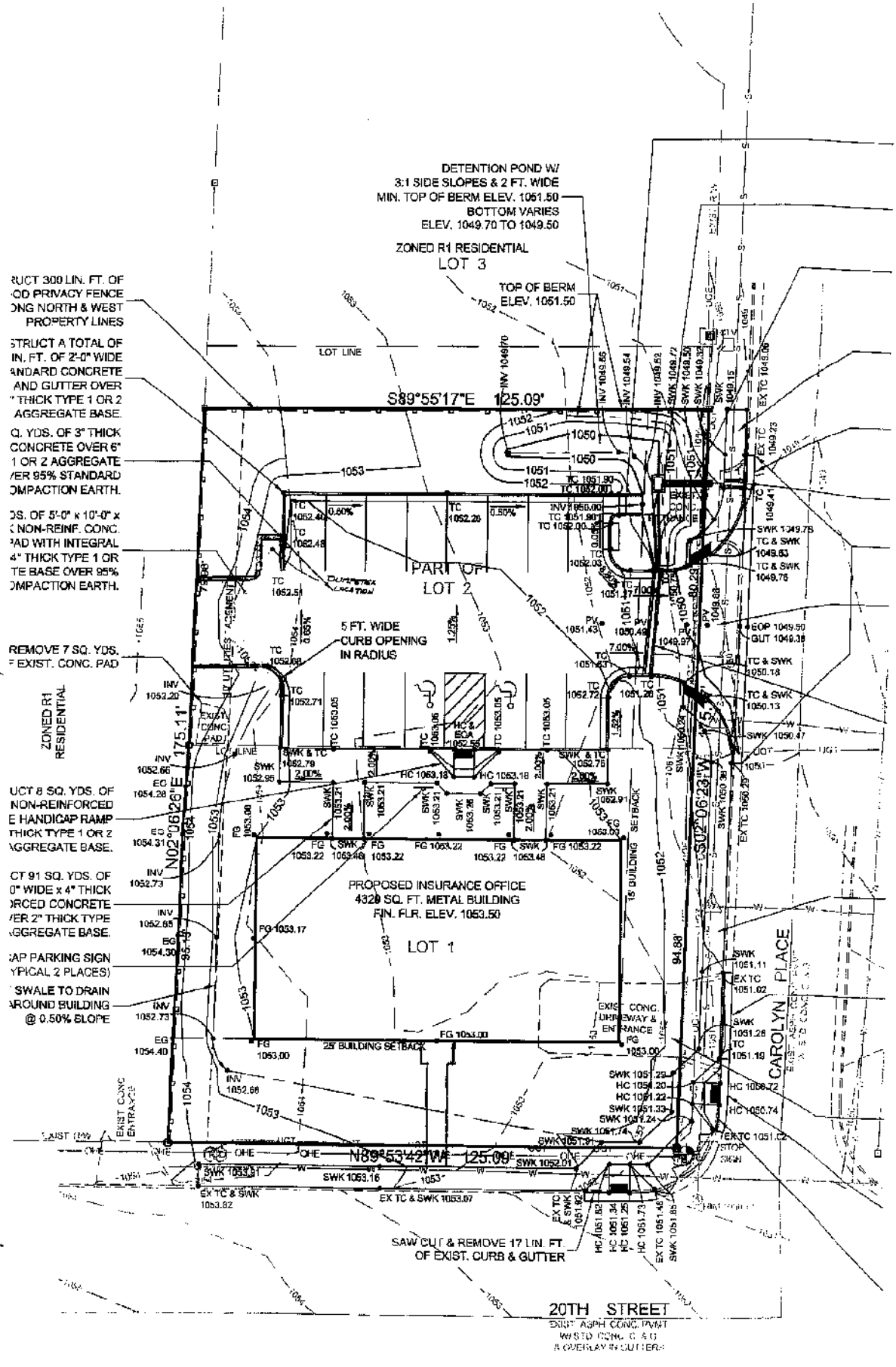
IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR: N/A

1. Appropriately Sized Lots?
2. Properly Sized Street Right-of-Way?
3. Drainage Easements?
4. Utility Easements:
   - Electricity?
   - Gas?
   - Sewers?
   - Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

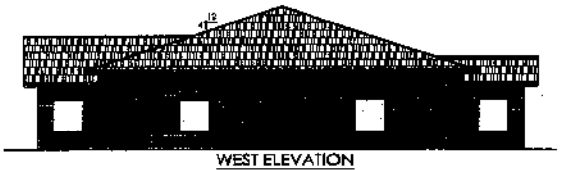
SIGNATURE: Loretta Bailey DATE: 11-8-12
BY: Loretta Bailey
TITLE: President

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)


DETENTION POND W/
3:1 SIDE SLOPES & 2 FT. WIDE
MIN. TOP OF BERM ELEV. 1051.50
BOTTOM VARIES
ELEV. 1049.70 TO 1049.50
ZONED R1 RESIDENTIAL
LOT 3
TOP OF BERM
ELEV. 1051.50
LOT LINE
S89°55'17"E 125.09'
PART OF
LOT 2
5 FT. WIDE
CURB OPENING
IN RADIUS
PROPOSED INSURANCE OFFICE
4320 SQ. FT. METAL BUILDING
FIN. FLR. ELEV. 1053.50
LOT 1
25' BUILDING SETBACK
15' BUILDING SETBACK
N02°06'26"E 175.11'
S02°06'23"W 175.11'
N89°53'42"W 125.09'
94.88'
CAROLYN PLACE
20TH STREET
EXIST. ASPH. CONC. PVMT
W/STD CONC. C & G
& OVERLAY IN GUTTER
EXIST. CONC. DRIVEWAY & ENTRANCE
EXIST. CONC. ENTRANCE
ZONED R1
RESIDENTIAL
REMOVE 7 SQ. YDS.
OF EXIST. CONC. PAD
SAW CUT & REMOVE 17 LIN. FT.
OF EXIST. CURB & GUTTER
STRUCT 300 LIN. FT. OF
WOOD PRIVACY FENCE
ALONG NORTH & WEST
PROPERTY LINES
CONSTRUCT A TOTAL OF
MIN. FT. OF 2'-0" WIDE
STANDARD CONCRETE
CURB AND GUTTER OVER
6" THICK TYPE 1 OR 2
AGGREGATE BASE.
SQ. YDS. OF 3" THICK
CONCRETE OVER 6"
TYPE 1 OR 2 AGGREGATE
OVER 95% STANDARD
COMPACTION EARTH.
YDS. OF 5'-0" x 10'-0" x
6" NON-REINF. CONC.
PAD WITH INTEGRAL
4" THICK TYPE 1 OR
BASE OVER 95%
COMPACTION EARTH.
CONSTRUCT 8 SQ. YDS. OF
6" NON-REINFORCED
CONCRETE HANDICAP RAMP
4" THICK TYPE 1 OR 2
AGGREGATE BASE.
CONSTRUCT 91 SQ. YDS. OF
24" WIDE x 4" THICK
REINFORCED CONCRETE
OVER 2" THICK TYPE
AGGREGATE BASE.
HANDICAP PARKING SIGN
(TYPICAL 2 PLACES)
SWALE TO DRAIN
AROUND BUILDING
@ 0.50% SLOPE



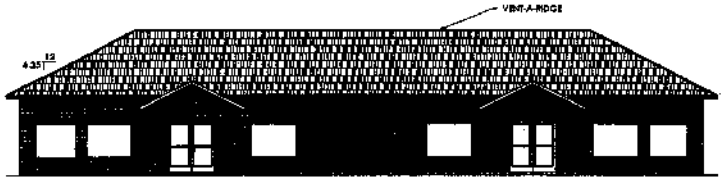
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE: 2" 8"
1' 4' 16'

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNER'S SIGNATURE _____ DATE _____

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MORTON BUILDINGS, INC.

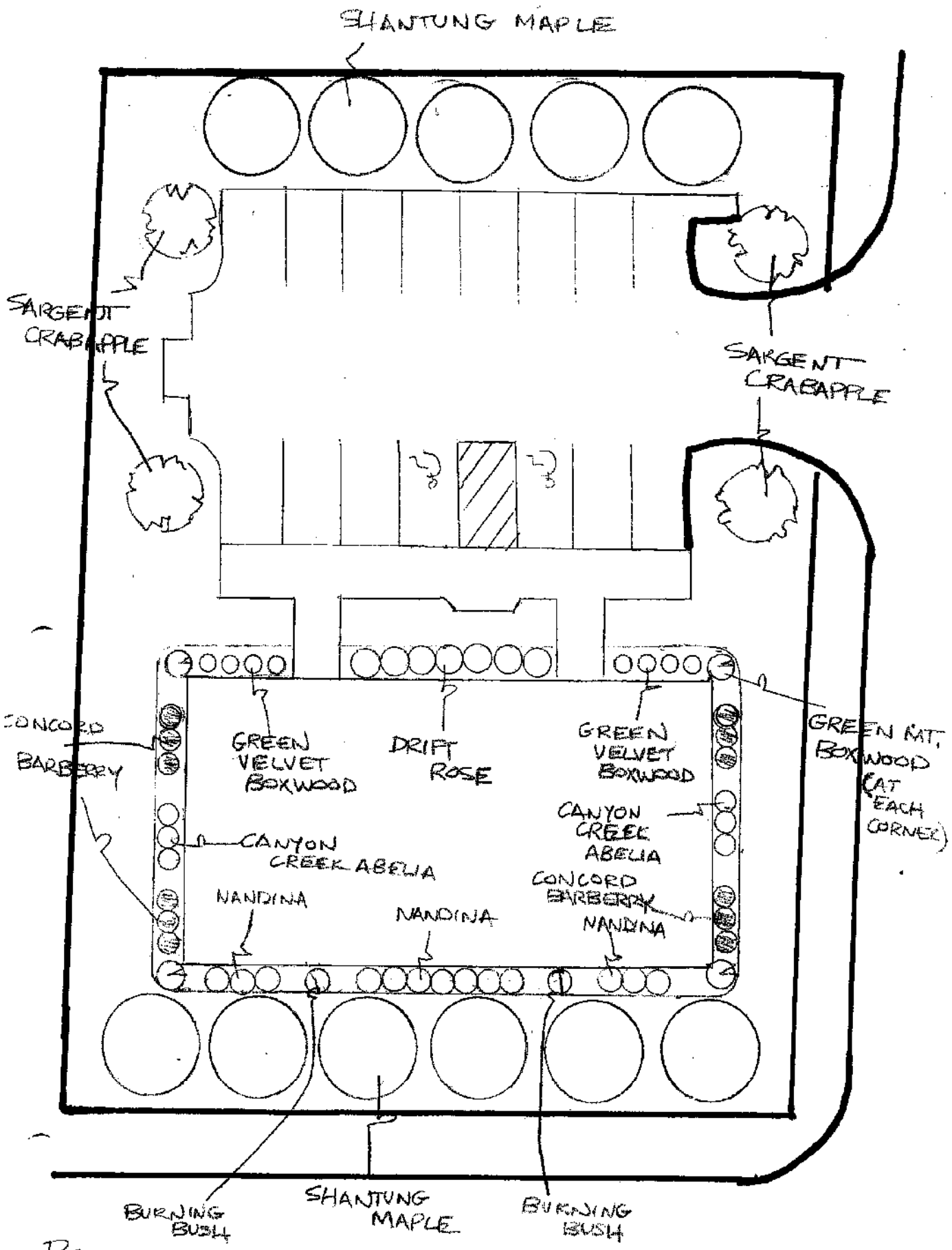
OWNER: MONETT, MO.
JOB NO. 981LORETTA

LORETTA BAILEY

MORTON BUILDINGS, INC.
309-263-7714
©MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399

DRAWN BY:	J. HAYBURN
DATE:	4/18/12
CHECKED BY:	—
DATE:	—
REVISED DATE:	10/31/12
REVISED DATE:	11/26/12
REVISED DATE:	—
REVISED DATE:	—

SCALE: AS NOTED
SHEET NO. S2 OF S4



BAILEY INSURANCE

Case 109-12: Northwest Corner of 20th Street and Carolyn Place – A request to rezone from District R-1 (Single-Family Residential) to District C-1-PD (Neighborhood Commercial – Planned Development) for future planned commercial-office development – Loretta Bailey.

Mr. Harrington opened the public hearing for Case 109-12.

Mr. Jerald Norton, Tri-State Engineering, 702 South Main Street, Joplin, appeared representing Ms. Bailey and explained that the proposed development will be a 4,300 square foot building on two lots at the northwest corner of 20th Street and Carolyn Place. The site plans have been submitted to the City staff for review.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 109-12.

MR. DUNCAN MOVED, SECONDED BY MR. EASTMAN, THAT CASE 109-12 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

P & Z Case 109-12
Loretta Bailey
(P & Z Recommended Approval)

COUNCIL BILL NO. 2013-253 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-1-PD property as described below and located at the northwest corner of 20th Street and Carolyn Place in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-1-PD:

All of Lot Numbered (1) in Watson's First Sub-Division to the City of Joplin, Jasper County, Missouri excluding the South 10 feet for Street Right-of-Way, AND the South 80 feet of Lot Numbered (2) in Watson's First Sub-Division to the City of Joplin, Jasper County, Missouri.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST: Melodee Colbert-Kean, Mayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

COUNCIL BILL NO. 2012-024 ORDINANCE NO.

AN ORDINANCE amending ordinance 2012-219 dealing with the construction of certain improvements approved as part of the TIGER grant by removing the 15th Street viaduct project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Ordinance No. 2012-219 approved by the Council on the 3rd day of December, 2012, be, and hereby is, amended to remove the 15th Street viaduct project from the list of approved projects.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 201____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: COUNCIL BILL NO. 2013-100
Originating Department: BUILDING REGULATIONS

Attachments: 1) Council Bill No. 2013- 100
2) Photograph of Property
3) Bid Tabulation

Building Regulations: Steve Cope	Date:
Department Head: David Hertzberg	Date: 12/31/12
Finance Department: Leslie Jones	Date: 12-31-12
City Attorney: Brian Head	Date: 12-31-12
City Manager: R. Mark Rohr	Date: 12/31/12

Recommended Action: Approval of Contract with B & D Yardbuilders to remove the structures and any remaining debris including foundation and footings located at 2005 S. Byers

Summary: The above listed address was "tagged" as a dangerous building on July 17, 2012. The structure was determined to be dangerous under sub sections of Dangerous Building Code (Section 26-612, Joplin City Code). November 30, 2012 an advertisement for bids began in the Joplin Globe with bids being received on December 5, 2012. At that time bids were received as follows:

B & D Yard builders	**$ 3,600.00**
Big John's	$ 4,100.00
Camcor	$ 5,399.99
Apollo Industries	$ 3,850.00

A Special Tax Bill will be issued after the demolition is completed. The Special Tax Bill acts as a lien against the property until it is paid, with the owner having five years to pay off the assessment. The bill also is a personal debt of the owner.

Staff recommends that the demolition contract be awarded to B & D Yardbuilders.

COUNCIL BILL NO. 2013 – 100 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and B&D Yardbuilders for the demolition of the structure(s) and clearing of lot area located at 2005 S. Byers in the City of Joplin, Missouri, for the amount of Three Thousand Six Hundred and 00/100 Dollar ($ 3,600.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the contract with B & D Yardbuilders in the amount of Three Thousand Six Hundred and 00/100 Dollars ($ 3,600.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 2005 S. Byers.

Section 2. The contractor will be paid in cash for the portion of the work performed by him, and this amount will be appropriated from the Revolving Public Improvement Fund, and will be evidenced by a special tax bill made and levied against 2005 S, Byers and legally described as:

ALL OF LOT NIMBERED TWO (2) IN ALBERT F. FRYER'S ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY MISSOURI,

Section 3: That the City of Joplin declares that this ordinance relating to the immediate preservation of public health and welfare special is an emergency within the meaning of Section 2.12 (1) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

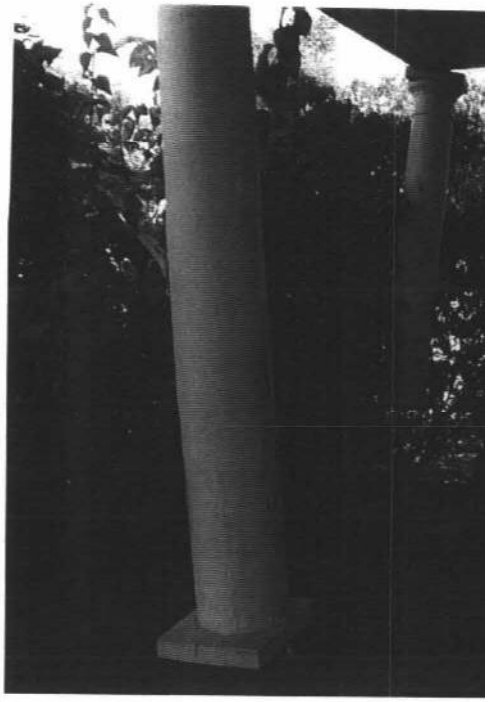
_____, 2013, by a _____ vote.

ATTEST: _____
Melodee Colbert Kean - Mayor

_____
Barbara Hogelin – City Clerk

APPROVED AS TO FORM: _____
Brian W. Head - City Attorney









DEMOLITION BID

BID# DESCRIPTION: 2005 S. Byers Ave DEPARTMENT: BUILDING REGULATIONS

BID OPENING DATE: 12/06/2012 OPENDED: 10:00 A.M. 12/06/2012

OPENED BY: JEFF OLIVER WITNESSED BY: KIM NEWHOUSE APPROVED BY:

DATE RECEIVED	VENDOR NAME:	PHONE#	CONTACT NAME:	AMOUNT OF BID:
12/6/2012	LYNN ROWE	417-439-5991	LYNN ROWE	No Bid
12/6/2012	BIG JOHN'S	417-437-0285	SID DAVIS	$4,100.00
12/6/2012	B & D YARD BUILDERS	417-437-7506	DENNIS NEELY	$3,600.00
12/6/2012	CAMCOR		SARA CAMERER	$5,399.99
12/6/2012	APOLLO INDUSTRIES		MARGARET LOVE	$3,850.00

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: COUNCIL BILL NO. 2013-101
Originating Department: BUILDING REGULATIONS

Attachments: 1) Council Bill No. 2013- 101
2) Photograph of Property
3) Bid Tabulation

Building Regulations: Steve Cope	Date
Department Head: David Hertzberg	Date: 12/31/12
Finance Department: Leslie Jones	Date: 12-31-12
City Attorney: Brian Head	Date: 12-31-12
City Manager: R. Mark Rohr	Date: 12/31/12

Recommended Action: Approval of Contract with Big Johns to remove the structures and any remaining debris including foundation and footings located at 916 S. Jackson

Summary: The above listed address was "tagged" as a dangerous building on July 17, 2012. The structure was determined to be dangerous under sub sections of Dangerous Building Code (Section 26-612, Joplin City Code). November 30, 2012 an advertisement for bids began in the Joplin Globe with bids being received on December 5, 2012. At that time bids were received as follows:

Big John's	**$ 6,300.00**
Camcor	$ 6,475.38
Apollo Industries	$ 6,500.00
B & D Yard builders	$ 6,600.00

A Special Tax Bill will be issued after the demolition is completed. The Special Tax Bill acts as a lien against the property until it is paid, with the owner having five years to pay off the assessment. The bill also is a personal debt of the owner.

Staff recommends that the demolition contract be awarded to Big Johns.

COUNCIL BILL NO. 2013 – 101 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Big Johns for the demolition of the structure(s) and clearing of lot area located at 916 S. Jackson in the City of Joplin, Missouri, for the amount of Six Thousand Three Hundred and 00/100 Dollar ($ 6,300.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the contract with Big Johns in the amount of Six Thousand Three Hundred and 00/100 Dollars ($ 6,300.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 916 S. Jackson.

Section 2. The contractor will be paid in cash for the portion of the work performed by him, and this amount will be appropriated from the Revolving Public Improvement Fund, and will be evidenced by a special tax bill made and levied against 916 S. Jackson and legally described as:

ALL OF THENORTH 34 FEET OF LOT NUMBERED ONE HUNDRED SEVEN (107) IN BYER'S AND MURPHY'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF.

Section 3: That the City of Joplin declares that this ordinance relating to the immediate preservation of public health and welfare special is an emergency within the meaning of Section 2.12 (1) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013, by a _____ vote.

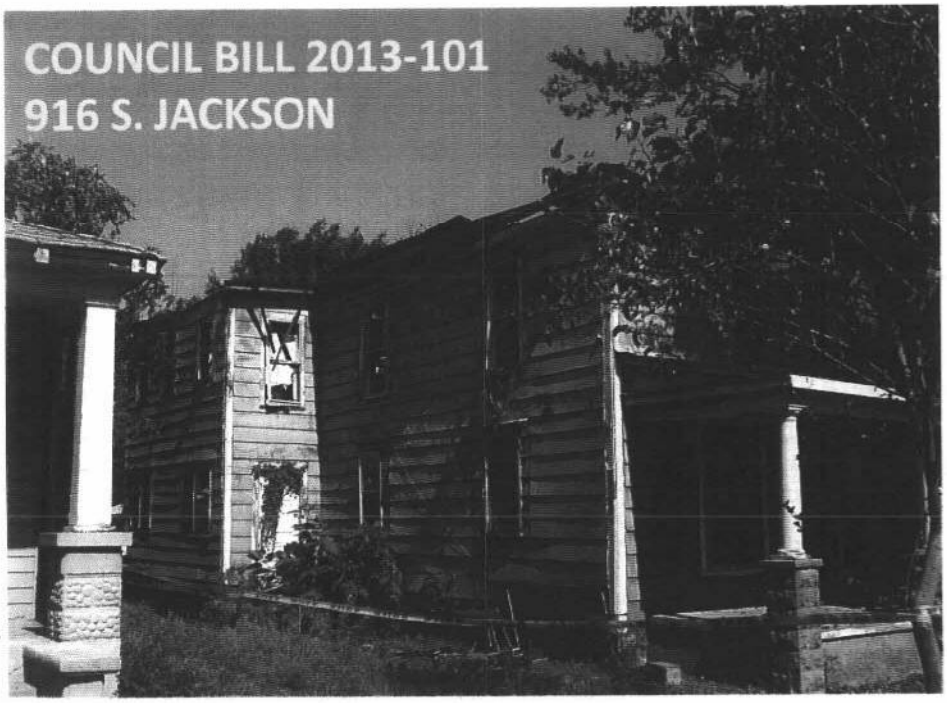
ATTEST: _____
Melodee Colbert Kean - Mayor

_____
Barbara Hogelin – City Clerk

APPROVED AS TO FORM:_____
Brian W. Head - City Attorney






COUNCIL BILL 2013-101
916 S. JACKSON



DEMOLITION BID

BID# DESCRIPTION: 916 S. Jackson Ave DEPARTMENT: BUILDING REGULATIONS

BID OPENING DATE: 12/06/2012 OPENDED: 10:00 A.M. 12/06/2012

OPENED BY: JEFF OLIVER WITNESSED BY: KIM NEWHOUSE APPROVED BY:

DATE RECEIVED	VENDOR NAME:	PHONE#	CONTACT NAME:	AMOUNT OF BID:
12/6/2012	LYNN ROWE	417-439-5991	LYNN ROWE	No Bid
12/6/2012	BIG JOHN'S	417-437-0285	SID DAVIS	$6,300.00
12/6/2012	B & D YARD BUILDERS	417-437-7506	DENNIS NEELY	$6,600.00
12/6/2012	CAMCOR		SARA CAMERER	$6,475.38
12/6/2012	APOLLO INDUSTRIES		MARGARET LOVE	$6,500.00

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: JANUARY 7, 2013

ITEM: COUNCIL BILL NO. 2013-500
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: Bid; Real Estate Contract; Quit Claim Deed; Map

Department Head: Leslie Jones	**Date:** 12-31-12
Public Works Director: David Hertzberg	**Date:** 12/31/12
City Attorney: Brian Head	**Date:** 12/31/12
City Manager: Mark Rohr	**Date:** 12/31/12

INTRODUCTION:
This Council Bill approves a real estate contract on the sale of a three-tract city-owned parcel of land.

DISCUSSION:
The City offered a three-tract parcel of land for sale by sealed bid with a minimum bid of $198,900.00 based on an appraisal. The bids were opened on December 21, 2012. The City received one bid for 1831 East 20th/1914 Connecticut Avenue, as outlined on the attached bid. The bid for this segment of land was from Redwood Development in the amount of $198,900.01. The appraisal was based on approximately 21,160 square feet of land.

The City will complete the sale of this property immediately upon completion of a quit claim deed and the attached real estate contract.

RECOMMENDATION:

City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2013-500 **ORDINANCE NO.**

AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Redwood Development, for the sale of approximately 26,160 square feet of land at 1831 East 20th/1914 Connecticut Avenue; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Redwood Development, a corporation, for the sale of approximately 26,160 square feet of land at 1831 East 20th Street/1914 Connecticut Avenue, a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved.

Section 2. That the City Manager is hereby authorized and directed to execute said Contract by and on behalf of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013, by a _____vote.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W Head, City Attorney

EXHIBIT "A"

REAL ESTATE CONTRACT

THIS CONTRACT entered into this _____ day of _____ 2013, by and between **City of Joplin, Missouri,** a constitutionally chartered Missouri municipal corporation, hereinafter referred to as the **"Seller"** and Redwood Development, a corporation, hereinafter referred to as the **"Buyer".**

WITNESSETH:

1. SALE AND PURCHASE. For and in consideration of the mutual obligations of the parties hereto, the Seller agrees to sell, and the Buyer agrees to buy, upon the terms and conditions hereinafter set out, the real estate described as follows:

Tract 1
"All of the East 115 feet of Lots Numbered Forty (40) and Forty-one (41) except the North 65 feet in BANKER"S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT that part taken or deeded as street Right-of-Way, AND EXCEPT that part described as: Commencing at the northeast corner of the above described tract, said point being on the present west right-of-way line of Connecticut Avenue, thence North 89 56'28" West along said right-of-way line, a distance of 10.00 feet to the Point of Beginning, thence continuing North 89 56'28" West, a distance of 5.00 feet, thence South 02 02'27" West, a distance of 36.30 feet to a curve to the right having a radius of 80.00 feet, thence along said curve an arc distance of 122.90 feet to a point of cusp, said point being on the present north right-of-way line of 20th Street, thence South 89 56'28" East along said north right-of-way line, a distance of 82.28 feet to the west right-of-way line of Connecticut Avenue, thence along said west right-of-way line North 02 02'27" East, 113.58 feet to the Point of Beginning."

Tract 2
"All of the East 116 feet of the North 65 feet of the East 230 feet of Lot Numbered Forty (40) in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT that part described as: Beginning at the northeast corner of said Lot 40, thence North 87 58'04" West along the north line of said Lot 40, a distance of 10.00 feet, thence South 06 23'59" West, a distance of 65.71 feet, thence South 89 56'28" East, a distance of 5.00 feet to the present west right-of-way line of Connecticut Avenue, thence along said west right-of-

way line the following courses and distances: South 89 56'28" East, 10.00 feet, thence North 02 02'27" East, 65.00 feet to the Point of Beginning."

Tract 3
"All of the North 65 feet of the East 230 feet of Lot Numbered Forty (40) in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, except the East 116 feet, according to the recorded plat thereof. Zoned C1, approximately 26,160 square feet more or less."

2. PURCHASE PRICE. The purchase price to be paid by the Buyers therefor is One Hundred Ninety-Eight Thousand Nine Hundred Dollars and One Cent ($198,900.01). The purchase price shall be payable at closing in cash or by cashier's check.

3. CONVEYANCE FORM. The Seller shall convey said real estate to Buyers by Quit Claim Deed, free and clear of all interest, liens, and encumbrances, except as stated herein.

4. EXCEPTIONS. The real estate shall be conveyed subject to the following:

a) Special assessments made prior to the execution of this contract and becoming a lien thereafter;

b) Zoning ordinances in effect at the date of the signing of this contract;

c) Easements, public or private, of record or not of record, which are clearly apparent to the ordinary person upon ordinary inspection of the premises; and

d) General taxes, state, county, and city, for the year of closing and subsequent years; and such other restrictions and easements of record as will not materially impair the use of improvements on the real estate. Taxes for the year in which this contract is closed shall be prorated to the date of closing.

5. CLOSING. If the title is deemed good, the closing of this contract shall take place at the offices of the City of Joplin on or before January 15, 2013, at which time all monies and papers shall be delivered and all other things called for by this contract at the time of closing, shall be done. Buyer shall pay all recording fees.

6. POSSESSION. Possession shall be delivered to the Buyer at the closing of this contract. All rents and deposits on the premises shall be transferred to Buyer at closing.

7. CONDITION OF PROPERTY. The Buyer has inspected and carefully examined the improvements located on the real estate and takes the real estate and improvements located thereon "AS IS", and neither the Seller nor any person on Seller's behalf has made, and does not make, any representations, warranties, or agreements as to the value, condition, quality, or suitability of said real estate or improvements.

8. IMPROVEMENTS. All improvements now on the above-described real estate shall be delivered to the Buyer at the time of closing in as good condition as they are now in at the time of this contract, ordinary wear and tear excepted; provided, however, if prior to the closing, any of the principal improvements be materially damaged, the Seller shall forthwith give the Buyer written notice thereof; and either party at their election, may void this contract by giving written notice thereof to the other party within five (5) days of receipt of the notice, or prior to the closing, whichever time first occurs, in which case this contract shall be null and void.

9. REPRESENTATIONS/WARRANTIES.

a) Seller covenants and represents to Buyer, which covenants shall be true and accurate at the time of closing, as follows:

1. Seller is a duly organized, validly existing municipality, and is in good standing under the laws of the State of Missouri and is possessed and vested with full power and authority to enter into and consummate, this Contract and to perform Seller's obligations hereunder.

2. The Joplin City Council and/or its duly authorized representatives must approve the transactions contemplated by this Contract, and the authorized representative of Seller has the authorization to execute this Contract and to do all other such acts and to take such other action as may be necessary to consummate this Contract, upon Council approval.

3. This Contract is a valid and binding agreement, enforceable in accordance with its terms.

4. There are no leases, tenancies or other rental arrangements pertaining to any portion of the property, and Seller owns fee simple title to the Property and has full right and lawful authority to enter into and perform Seller's obligations under this Contract.

b) Buyer covenants, represents, and warrants to Seller, as follows:

1. Buyer, is authorized to enter into this Contract and complete the transactions contemplated hereunder.

2. This Contract is a valid and binding agreement, enforceable in accordance with its terms.

10. RIGHT OF ENTRY. Prior to the Closing Date, with reasonable notice to Seller, Seller hereby authorizes Buyer, its assigns, successors in interest, agents, representatives, and consultants, sub-contractors, and prospective tenants, and their agents, representatives, and consultants, and sub-contractors, to enter the Property in order to investigate and inspect the Property and to perform any such tests they deem appropriate.

11. HOLD HARMLESS.

a) Seller hereby agrees to hold Buyer harmless against and from any and all loss, suits, causes of action, proceedings, costs, damages, liabilities and expense arising from the breach of any of Seller's representations, warranties, covenants or agreements herein contained. Such costs and expenses shall include, without limitation, attorneys' fees and costs of litigation arising out of or relating to Seller's breach.

b) Buyer hereby agrees to hold Seller harmless against and from any and all loss, suits, causes of action, proceedings, costs, damages, liabilities and expense arising from the breach of any of Buyer's representations, warranties, covenants or agreements herein contained, and from any injury or damage to Buyer, or its agents which occur upon, or at the property, during the inspection period. Such costs and expenses shall include, without limitation, attorneys' fees and costs of litigation arising out of or relating to Buyer's breach.

12. CLOSING REQUIREMENTS. Closing shall occur after approval of title commitment, as described hereinabove.

a) At closing, Seller shall do the following:

1. Duly execute, acknowledge and deliver to Buyer, a Quit Claim Deed conveying the Property to Buyer, free and clear of all liens, claims, pledges and encumbrances.

b) At closing, Buyer shall do the following:

1. Execute and provide at closing, all documents reasonably required by the City for closing.

2. Tender payment at closing for the purchase price and all associated closing costs described herein.

13. ASSIGNMENT. Neither party shall have the right and authority to assign this Contract without the other's consent.

14. ENTIRE AGREEMENT. This Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and there are no oral representations, warranties, conditions or agreements, expressed or implied, other than those expressly set forth herein. This Contract supersedes all previous negotiations, agreements and the like. No modifications to this Contract shall be effective unless in writing and signed by all parties to this Contract.

15. BINDING EFFECT. The terms, provisions, covenants, and conditions in this Contract shall apply to, and inure to, the benefit of, and be binding upon, the parties hereto and their respective successors in interest and assigns as herein permitted.

16. GOVERNING LAW. This Contract shall be governed by, and constructed in accordance with, the laws of the State of Missouri.

17. TIME. Time is of the essence of this Contract and each and every obligation of Seller under this Contract.

18. POSSESSION. The Seller shall provide Buyer full and exclusive possession upon closing, free and clear of any leases, written or oral, concerning the premises.

19. CONTINGENT UPON APPROVAL. This contract is contingent upon Buyer obtaining approval of this contract by its City Council, which Buyer shall obtain within thirty (30) days of the execution of the contract.

20. EARNEST MONEY. The parties agree that no earnest money shall be paid to the Seller to secure Buyer's performance of this Agreement.

21. REALTOR OR BROKER. Neither party has utilized a real estate agent or broker for this real estate contract.

IN WITNESS WHEREOF, the parties have hereunto set their hands to this Contract, the day and year first above written.

City of Joplin Missouri, a
Missouri Municipal Corporation

By_____

Mark Rohr, City Manager
"SELLER"

Redwood Development

By: _____

Ralph F. Schroeder
"BUYER"

Attest:

By_____

Barbara Hogelin, City Clerk

Approved as to Form:

By_____

Brian W. Head, City Attorney

MISSOURI
QUIT-CLAIM DEED

THIS INDENTURE, made on the _____ day of _____, 2013, by and between The City of Joplin, Missouri, a municipal corporation, Grantor, and Redwood Development, a corporation, 3609 East 20th Street, Joplin, Missouri, 64801.

WITNESSETH, that the said Grantor, in consideration of the sum of One Hundred Ninety-Eight Thousand Nine Hundred Dollars and One Cent ($198,900.01), and other good and valuable consideration paid to it by said Grantee (the receipt of which is hereby acknowledged), does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said Grantee, the following described lots, tracts or parcels of land, lying, being and situated in the County of Jasper, State of Missouri, to-wit:

Tract 1

"All of the East 115 feet of Lots Numbered Forty (40) and Forty-one (41) except the North 65 feet in BANKER"S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT that part taken or deeded as street Right-of-Way, AND EXCEPT that part described as: Commencing at the northeast corner of the above described tract, said point being on the present west right-of-way line of Connecticut Avenue, thence North 89 56'28" West along said right-of-way line, a distance of 10.00 feet to the Point of Beginning, thence continuing North 89 56'28" West, a distance of 5.00 feet, thence South 02 02'27" West, a distance of 36.30 feet to a curve to the right having a radius of 80.00 feet, thence along said curve an arc distance of 122.90 feet to a point of cusp, said point being on the present north right-of-way line of 20th Street, thence South 89 56'28" East along said north right-of-way line, a distance of 82.28 feet to the west right-of-way line of Connecticut Avenue, thence along said west right-of-way line North 02 02'27" East, 113.58 feet to the Point of Beginning."

Tract 2

"All of the East 116 feet of the North 65 feet of the East 230 feet of Lot Numbered Forty (40) in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT that part described as: Beginning at the northeast corner of said Lot 40, thence North 87 58'04" West along the north line of said Lot 40, a distance of 10.00 feet, thence South 06 23'59" West, a distance of 65.71 feet, thence South 89 56'28" East, a distance of 5.00 feet to the present west right-of-way line of Connecticut Avenue, thence along said west right-of-way line the following courses and distances: South 89 56'28" East, 10.00 feet, thence North 02 02'27" East, 65.00 feet to the Point of Beginning."

Tract 3
"All of the North 65 feet of the East 230 feet of Lot Numbered Forty (40) in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, except the East 116 feet, according to the recorded plat thereof. Zoned C1."

Property contains 26,160 square feet more or less.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said Grantee and unto its successors and assigns forever; so that neither the said Grantor nor its heirs nor any other person or persons, for it or in its name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

The City of Joplin, a Missouri
municipal corporation

By: _____
R. Mark Rohr
City Manager

"Grantor"

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

On this _____ day of _____, 2012, before me personally appeared R. Mark Rohr to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Joplin, Missouri, a Missouri Municipal Corporation, and that said instrument was signed on behalf of said City by authority of its City Council, and said R. Mark Rohr acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Joplin, Missouri, the day and year last above written.

_____
Notary Public

My commission expires: _____

Bid Form
City of Joplin

The City will accept sealed bids, with the minimum bid set at the appraised value, on the following property until 10:00 am Friday, December 21, 2012 at the Finance Department located at 602 S Main St, 3rd Floor, Joplin, Missouri, 64801. Any bids received after the specified deadline will be returned to the vendor.

1831 E 20th St/1914 Connecticut Ave $198,900.01

Tract 1
All of the East 115 feet of Lots Numbered Forty (40) and Forty-one (41) except the North 65 feet in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT that part taken or deeded as street Right-of-Way, AND EXCEPT that part described as: Commencing at the northeast corner of the above described tract, said point being on the present west right-of-way line of Connecticut Avenue, thence North 89°56'28" West along said right-of-way line, a distance of 10.00 feet to the Point of Beginning, thence continuing North 89°56'28" West, a distance of 5.00 feet, thence South 02°02'27" West, a distance of 36.30 feet to a curve to the right having a radius of 80.00 feet, thence along said curve an arc distance of 122.90 feet to a point of cusp, said point being on the present north right-of-way line of 20th Street, thence South 89°56'28" East along said north right-of-way line, a distance of 82.28 feet to the west right-of-way line of Connecticut Avenue, thence along said west right-of-way line North 02°02'27" East, 113.58 feet to the Point of Beginning.

Tract 2
All of the East 116 feet of the North 65 feet of the East 230 feet of Lot Numbered Forty (40) in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT that part described as: Beginning at the northeast corner of said Lot 40, thence North 87°58'04" West along the north line of said Lot 40, a distance of 10.00 feet, thence South 06°23'59" West, a distance of 65.71 feet, thence South 89°56'28" East, a distance of 5.00 feet to the present west right-of-way line of Connecticut Avenue, thence along said west right-of-way line the following courses and distances: South 89°56'28" East, 10.00 feet, thence North 02°02'27" East, 65.00 feet to the Point of Beginning.

Tract 3
All of the North 65 feet of the East 230 feet of Lot Numbered Forty (40) in BANKER'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri, except the East 116 feet, according to the recorded plat thereof. Zoned C1, approximately 26,160 square feet.

Minimum Bid (Appraised Value) $198,900.00

Red-Wood Development Corporation
Rick Schroeder or Brenda Haddad
624-4144

3609 E 20th
Joplin 64801
Ralph F. Schroeder


1914
1914
1831
CONNECTICUT AVE
E 20TH ST
N

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: JANUARY 7, 2013

ITEM: COUNCIL BILL NO. 2013-501
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENTS: 1) Copy of Council Bill with attached Schedule 1

Department Head: Leslie Jones **Date:** 12-31-12
City Attorney: Brian Head **Date:** 12-31-12
City Manager: Mark Rohr **Date:** 12-31-12

INTRODUCTION:
This Council Bill amends the adopted 2012-2013 budget of the City of Joplin.

DISCUSSION:
The master developer is proceeding with obtaining an $8 million loan from the local bank consortium in order to finance a portion of the land bank, which is required to continue with the anticipated $800 million redevelopment effort. A portion of the land acquisition is for residential purposes and will be financed by the federal CDBG special allocation. The residential land acquisition activity was previously approved by the Council in the adoption of the CDBG disaster action plan. Another portion of the land acquisition is for commercial redevelopment. This redevelopment effort will be financed by the loan consortium through the Joplin Redevelopment Corporation (JRC).

In order for the local banks to finalize the loan consortium, they require the JRC to have some assets. As a result, the master developer approached city staff last week to explore the possibility of transferring $1.5 million cash on a short-term basis to the JRC. After discussions with staff, it was determined the funds that would be available for the JRC on a short-term basis is the original $800,000 already budgeted for master developer costs in the Economic Development Fund. The short-term cash is merely to show the local banks that the JRC has some assets.

As a wholly owned subsidiary of the City, the JRC will be a component unit of the City the same as the library and as such will be another fund accounted for by the City. This council bill transfers the $800,000 already budgeted in the Economic Development Fund to the new JRC fund in order to meet the requirement of the local banks to proceed with the loan consortium. The cash will not be used by the JRC and will be transferred back to the Economic Development Fund as soon as the TIF bond is issued, not to be later than six months from the date of the transfer.

This budget amendment increases revenues by $800,000 and increases expenditures by $800,000.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2013-501 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2012-2013 as adopted by Ordinance 2012-186 on October 15, 2012, to adjust appropriations and estimated revenue and containing an emergency clause.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2012-186 on October 15, 2012, which estimated revenues and appropriated funds for the fiscal year 2012-2013, and

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That fiscal year 2012-2013 budgeted appropriations as adopted by Ordinance 2012-186 be amended by increasing revenues by the total amount of Eight Hundred Thousand Dollars and No Cents ($800,000.00) and by increasing appropriations by the total amount of Eight Hundred Thousand Dollars and No Cents ($800,000.00) for the purposes and amounts as shown in Schedule 1 attached hereto.

Section 2. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations and estimated revenues.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (4), of the Home Rule Charter of the City of Joplin, Missouri, and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013, by a _____vote.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

SCHEDULE 1

CITY OF JOPLIN
BUDGET AMENDMENT
2012-2013 ADOPTED BUDGET
28-Dec-12

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
160	Economic Development Fund					
	Transfer to Joplin Redevelopi	160-0586-500-9991	Transfer Out			800,000
	Total Economic Development Fund			$	-	800,000
710	Joplin Redevelopment Fund					
	Transfer From Economic Dev	710-0000-460-0109	Transfer In	$	800,000	-
	Total Redevelopment Fund			$	800,000	-
	Grand Total			$	800,000	800,000

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: SITE PLAN REVIEW – 519-521 WEST 32ND STREET
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Site Plans

Public Works Director: David Hertzberg DH Date: 12/28/2012
City Attorney: Brian Head Date: 12-31-12
City Manager: R. Mark Rohr Date: 12/31/12
Board or Commission: Planning and Zoning Commission MJ Date: 12/10/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 abstention, and 0 absent"

SUMMARY/REQUEST:
Case 110-12: 519-521 West 32nd Street – A Site Plan Review request for a dental office in a C-O PD (Non-Retail – Planned Development) zoning district – C. Alan McQuigg/Stanley Weaver.

STAFF SUMMARY:
This Site Plan Review is for the development of a 4,200 square foot medical office building. The rezoning to C-O PD for this property was approved by the City Council in March 2012 (Council Bill No. 2012-267).

Access Management: The site will have three points of access. The primary access will be from 32nd Street. Additional access points will be through the parking lot of the property to the west which connects to Sabra Avenue.

Parking: A total of 28 parking spaces have been provided, including 2 ADA spaces.

Building Design & Materials: The site will contain a 4,200 square foot building. The exterior of the building will be primarily stone and EIFS.

Landscaping and Open Space: The site has provided landscaping, including street and parking lot trees. Additional landscaping, including shrubs and small evergreen trees, has been provided around the building and parking lot areas, as well as in the landscape buffer areas.

Buffering: Single-family residential (zoned R-1) is located to the north and east. Appropriate buffering has been provided, including a mixture of a 20' natural landscape buffer and a 10' landscaped buffer with fencing.

Stormwater Management: This site has provided on site detention on the north side of the property.

Staff recommends approval of Case 110-12.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Brown wished to abstain from the discussion and vote on Case 110-12.

Mr. Stanley Weaver, Team 6 Architecture, appeared to request a site plan review for 519-521 West 32nd Street. He has met with Mr. Wright and the City staff regarding the lot. He is providing an access on 32nd Street across from the adjacent access already existing and is also doing a joint development with the lots to the west. He will also provide cross access to the lots to the east.

PUBLIC COMMENT:
None.

Z&P Meeting: December 10, 2012
City Council Meeting: January 7, 2013

STAFF PLANNING REPORT
Site Plan Review

CASE 110-12:

Site Plan review for Dr. C. Alan McQuigg.

NAME OF PROJECT: Dr. C. Alan McQuigg, Dental Office

LOCATION: 519-521 West 32nd Street

APPLICANT: C. Alan McQuigg / Stanley Weaver

CORRIDOR: N/A

EXISTING CONDITIONS:

C-O PD	Vacant	140' x 292' / 40,880 ft² / .94 acres

SITE CONTEXT:

	R-1	R-1	C-O PD	R-1
	Single-Family	Single-Family	Office	Single-Family

FUTURE LAND USE:

This site is located along the future West 32nd Street infill corridor and is recommended for office and institutional uses.

TRANSPORTATION:

32nd Street	Major Arterial	100'

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

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for office development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning and development plans should not detrimentally affect nearby properties.

DISCUSSION

This Site Plan Review is for the development of a 4,200 square foot medical office building. The rezoning to C-O PD for this property was approved by the City Council in March 2012 (Council Bill No. 2012-267).

Access Management: The site will have three points of access. The primary access will be from 32nd Street. Additional access points will be through the parking lot of the property to the west which connects to Sabra Avenue.

Parking: A total of 28 parking spaces have been provided, including 2 ADA spaces.

Building Design & Materials: The site will contain a 4,200 square foot building. The exterior of

the building will be primarily stone and EIFS.

Landscaping and Open Space: The site has provided landscaping, including street and parking lot trees. Additional landscaping, including shrubs and small evergreen trees, has been provided around the building and parking lot areas, as well as in the landscape buffer areas.

Buffering: Single-family residential (zoned R-1) is located to the north and east. Appropriate buffering has been provided, including a mixture of a 20' natural landscape buffer and a 10' landscaped buffer with fencing.

Stormwater Management: This site has provided on site detention on the north side of the property.

Staff recommends approval of Case 110-12.

ENCLOSURES:

Site plan

Landscape plan

Elevations

Dumpster enclosure and Signage plan



Case 110-12: A Site Plan Review request for a dental office in a C-O PD (Non-Retail - Planned Development) zoning district. - C. Alan McQuigg/Stanley Weaver

N

RECEIVED 11-16-12

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

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: 110-12
Filing: 4350.00
Date Advertised: N/A
Date Notices Sent: N/A
Public Hearing Date: 12-10-12

I. Name of Project: NEW OFFICE FOR DR. C. ALAN MCQUIGG, DDS

II. Location of Project: 519, 521 WEST 32nd & LOT 27 MOHASKA SUBDIVISION

III. Name of Owner: C. ALAN MCQUIGG

IV. Name of Person who Prepared the Site Plan: STANLEY WERNER ARCHITECT

V. Instructions:

The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	☒	☐
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	☒	☐
C. Name and address of all owners of record of abutting parcels.	☐	☐
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	☒	☐

E. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures. ☒ ☐

F. The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown. ☒ ☐

G. The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties. ☐ ☒

H. The location, height, size, materials, and design of all proposed signage. ☒ ☐

I. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. ☒ ☐

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; ☒ ☐
2. water lines and fire hydrants; ☒ ☐
3. telephone, cable and electrical systems; and ☒ ☐
4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. ☒ ☐

K. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable. ☒ ☐

L. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements. ☒ ☐

M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. ☒ ☐

N. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. ☐ ☒

2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and ☐ ☒

3. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. ☐ ☒

O. For new construction or alterations to any existing structure, a table containing the following information must be included:

1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; ☒ ☐

2. Maximum number of employees; ☒ ☐

3. Maximum seating capacity, where applicable; ☐ ☒

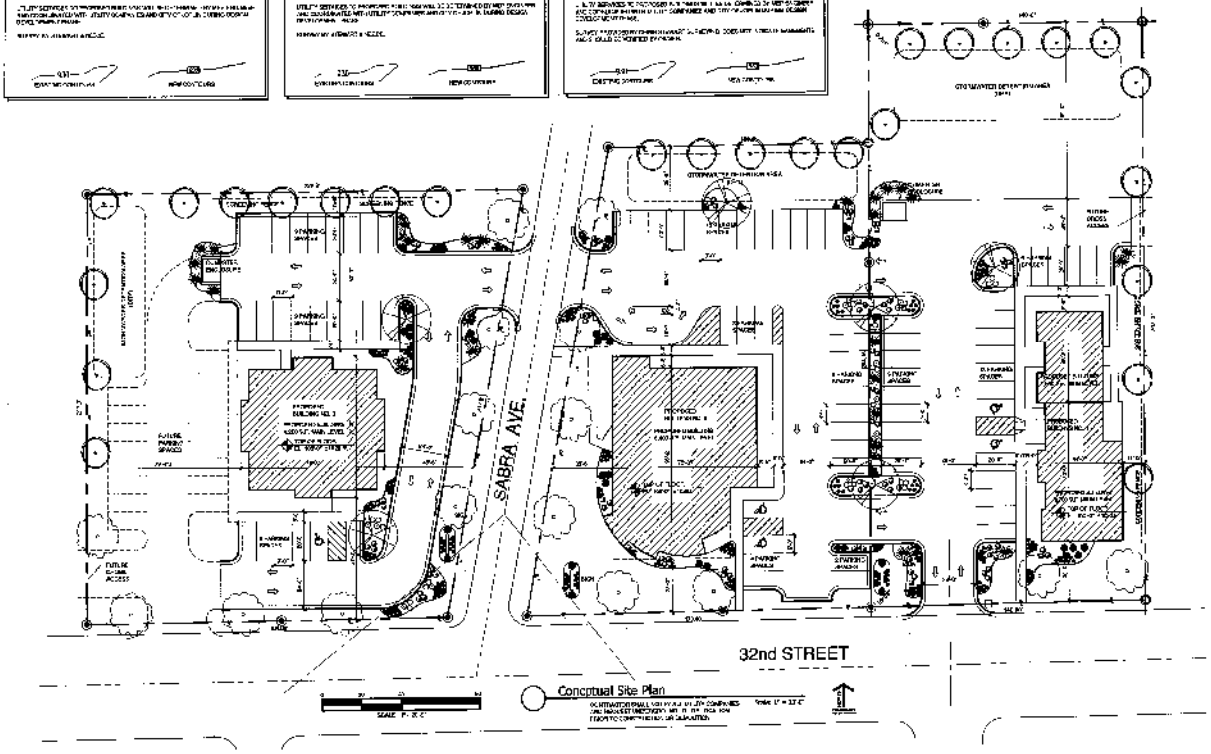
4. Number of parking spaces existing and required for the intended use; and ☒ ☐

5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required. ☒ ☐

Project No. 3 Information

Project No. 2 Information

Project No. 1 Information



Conceptual Site Plan

Conceptual Not For Construction

REVISED

410 S. Ash
Joplin, Missouri 64801

TEAM 6 ARCHITECTURE, L.L.C.

A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

Conceptual
Site Plan

SP1

PROPOSED LEGEND

PLANT SCHEDULE

ALT	KEY	COMMON NAME	BOTANICAL NAME

Scope of Work

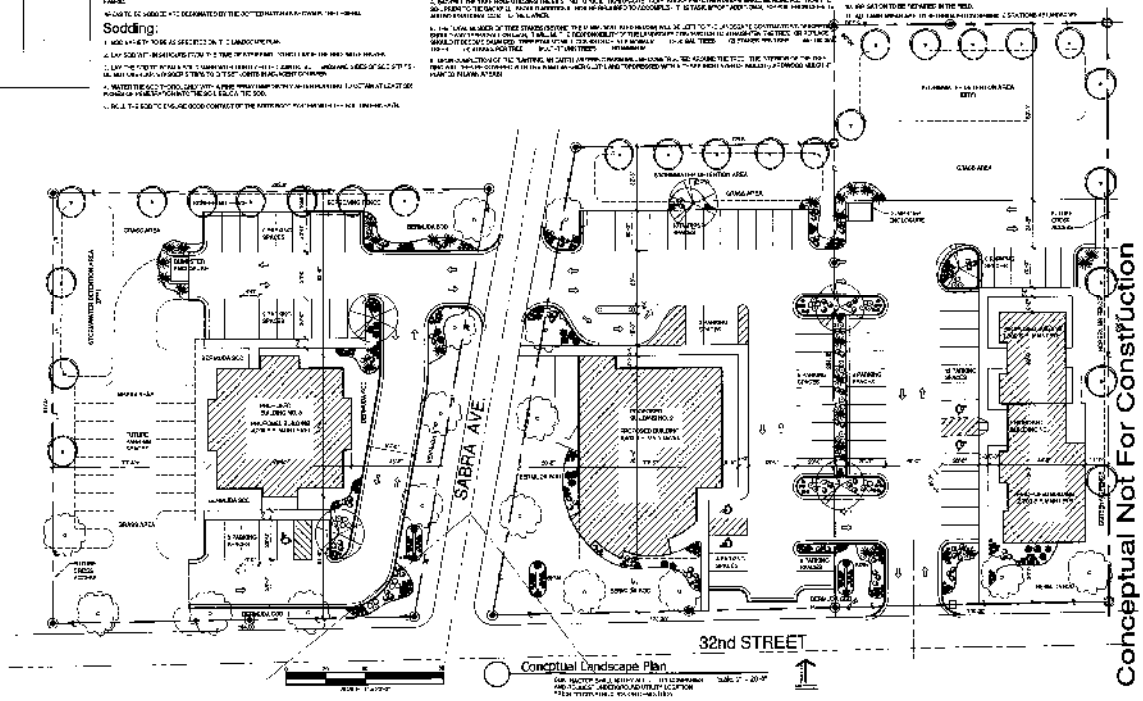
Seeding and Sodding Note:

Sodding:

Plant Materials

Tree Planting:

Landscape Plan Notes:



Conceptual Landscape Plan

REVISED

410 S. Adele
Joplin, Missouri 64801
417.623.6063 • 417.623.6064 fax
www.theteam6group.com

TEAM 6 ARCHITECTURE L.L.C.

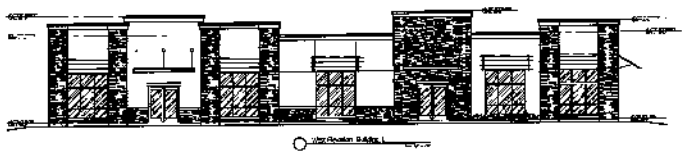
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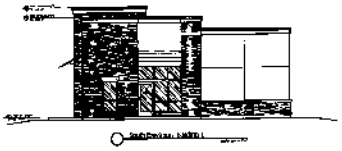
A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

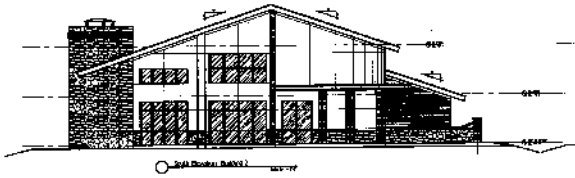
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Project No.	
Date	November 2015
Drawn	AG
Checked	
Scale	1" = 20'-0"
Sheet Name	Conceptual Landscape Plan

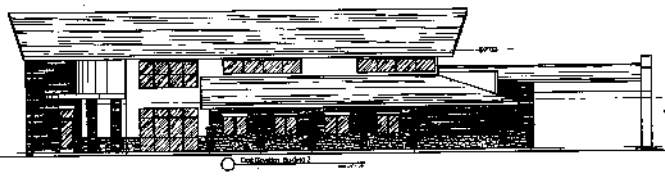
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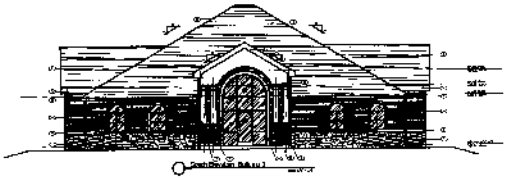
Material Schedule	
NO.	MATERIAL
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2	BRICK FIELD
3	
4	
5	PRECAST SILL
6	
7	
8	
9	
10	

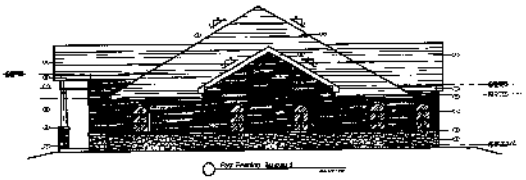












REVISED

410 S. Adele
Joplin, Missouri 64801
417.782.0124 417.623.1115
TEAM 6
ARCHITECTURE

Conceptual Not For Construction

A New Project for
32nd Street and Sabra
Development
Joplin, Missouri 64804

November, 2012
Not to Scale
Exterior Elevations

A1

Case 110-12: 519-521 West 32nd Street – A Site Plan Review request for a dental office in a C-O-PD (Non-Retail – Planned Development) zoning district – C. Alan McQuigg/Stanley Weaver.

Mr. Brown wished to abstain from the discussion and vote on Case 110-12. He left the dais at this point.

Mr. Harrington opened the public comment period for Case 110-12.

Mr. Stanley Weaver, Team 6 Architecture, 410 South Adele, Joplin, Missouri, appeared to request a site plan review for 519-521 West 32nd Street. He has met with Mr. Wright and the City staff regarding the lot. He is providing an access on 32nd Street across from the adjacent access already existing and is also doing a joint development with the lots to the west. He will also provide cross access to the lots to the east.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 110-12.

MR. CORTEZ MOVED, SECONDED BY MR. SMITH, THAT THE SITE PLANS AS PRESENTED IN CASE 110-12 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN ABSTAINING (6 IN FAVOR, 1 ABSTENTION, 0 ABSENT).

Mr. Brown returned to the dais at this time.

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 7, 2013

Item: SITE PLAN REVIEW – SOUTHEAST CORNER 15TH & RANGE LINE
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Site Plans

Public Works Director: David Hertzberg DH Date: 12/28/2012
City Attorney: Brian Head BH Date: 12-31-12
City Manager: R. Mark Rohr RS Date: 12/31/12
Board or Commission: Planning and Zoning Commission MDW Date: 12/10/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 108-12: Southeast Corner of 15th Street and Range Line Road – A Site Plan Review request for a Kum & Go convenience store in a C-2 PD (Central Business District – Planned Development) zoning district – Sooner Three, LLC/Olsson Associates.

STAFF SUMMARY:
This Site Plan Review is for the development of a Kum & Go gas station and convenience store with 8 pump islands to serve 16 vehicles.

Access Management: The site will have four points of access. The two existing points of access from 15th Street will be consolidated into one centralized point of access. There will be one point of access to the east and two points of access to the south, which will connect to a right in-right out access on Range Line Road.

Parking: A total of 25 parking spaces have been provided, including 2 ADA spaces at the main building entrance.

Building Design & Materials: The site will contain a 4,958 square foot building. The exterior of the building will be primarily brick with prefinished smooth metal panels.

Landscaping and Open Space: The site has provided landscaping, including street trees, parking lot trees, and shrubs.

Staff recommends approval of Case 108-12.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Nathan Meyer, Olsson Associates, stated that this site previously contained a strip mall that was damaged in the tornado. He is proposing a 4,958 square foot convenience store. He has met with the City staff regarding drive accesses and stormwater retention.

Mr. Cortez asked if anyone has addressed the traffic flow off of Range Line Road onto that entrance into Wal-Mart, and then subsequently into the entrance of the convenience store. He explained that this is a high traffic area, and there always seemed to be some pretty close calls going into the former strip mall. He asked Mr. Meyer about addressing this issue with the construction of the convenience store, and how the traffic would be handled.

Mr. Meyer understood that the City has plans to make 15th Street a public street east of Range Line. He has consolidated the two entrances on the north side of the lot into one entrance, and has moved that entrance 150 feet away from the intersection. When that street becomes public, he understood there may be a median to keep traffic from building up at that intersection from the north. He will also restrict access out of Kum & Go onto 15th Street. He stated that it was not indicated to him that anything needed to be investigated at this point.

Mr. Duncan asked the City staff about plans to make 15th Street a public street. Mr. Wright replied that there are plans to make 15th Street east of Range Line a public street, which would require 10 feet on each side to be taken for right-of-way. The northern 10 feet of this property eventually will be right-of-way. This area currently contains a 15-foot utility easement.

Mr. Wright explained that there were two points of access on 15th Street, with one entrance being really close to Range Line. The developers have moved that entrance back to the 150 feet to guarantee a right-in and right-out access if a median is placed in this area.

Mr. Landrith asked if 15th Street will be extended through to Rex Avenue, and Mr. Wright thought 15th Street will end at the Wal-Mart parking lot. He was not aware of any plans to extend 15th Street to Rex Avenue.

Mr. Eastman asked if curbs will be added all the way back to Wal-Mart, and Mr. Wright thought so. He did not know if definite design plans are available at this point.

Mr. Duncan asked if the entrance off of Range Line is at the beginning of the right-turn lane or after the right-turn lane begins. Mr. Wright replied that the right-turn lane does begin there, so basically it's a right-in, right-out only at that entrance as well.

Mr. Eastman asked about future plans for a median on Range Line, and Mr. Wright thought those plans were still preliminary at this time.

PUBLIC COMMENT:
None.

Z&P Meeting: December 10, 2012
City Council Meeting: January 7, 2013

STAFF PLANNING REPORT
Site Plan Review

CASE 108-12:

Site Plan review for a proposed Kum & Go store.

NAME OF PROJECT: Kum & Go store # 453

LOCATION: Southeast Corner of 15th Street and Range Line Road

APPLICANT: Sooner Three, LLC / Olsson Associates

CORRIDOR: Range Line Road South corridor

EXISTING CONDITIONS:

C-2 PD	Vacant (Former Retail-Commercial Strip)	185' x 265' / 49,000 ft² / 1.13 acres

SITE CONTEXT:

	C-2 PD	C-2 PD	C-2 PD	C-1 PD
	Vacant (Former Retail-Commercial)	Parking Lot	Parking Lot	Retail-Commercial

FUTURE LAND USE:

This site is located along the Range Line Road South corridor and is recommended for retail/commercial use.

TRANSPORTATION:

Range Line Road (via adjacent property to the south)	Major Arterial	100'
15th Street	N/A	N/A

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

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning and development plans should not detrimentally affect nearby properties.

DISCUSSION

This Site Plan Review is for the development of a Kum & Go gas station and convenience store with 8 pump islands to serve 16 vehicles.

Access Management: The site will have four points of access. The two existing points of access from 15th Street will be consolidated into one centralized point of access. There will be one point of access to the east and two points of access to the south, which will connect to a right in-right out access on Range Line Road.

Parking: A total of 25 parking spaces have been provided, including 2 ADA spaces at the main

building entrance.

Building Design & Materials: The site will contain a 4,958 square foot building. The exterior of the building will be primarily brick with prefinished smooth metal panels.

Landscaping and Open Space: The site has provided landscaping, including street trees, parking lot trees, and shrubs.

Staff recommends approval of Case 108-12.

ENCLOSURES:

Site plan

Landscape plan

Elevations

Dumpster enclosure plan

Signage



0 70 140 280 420 560 Feet

Case 108-12: A Site Plan Review request for a Kum & Go store located at the Southeast Corner of 15th Street and Range Line Road. - Sooner Three, LLC/Olsson Associates

N

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

RECEIVED 11-5-12

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: 106-12
Filing: $350.00
Date Advertised: N/A
Date Notices Sent: N/A
Public Hearing Date: 12-10-12

I. Name of Project: Kum & Go Store #453

II. Location of Project: 1503 S. Range Line Road, Joplin, MO

III. Name of Owner: Sooner Three, LLC

IV. Name of Person who Prepared the Site Plan: Olsson Assoc. - Nathan Meyer

V. Instructions:

The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	☒	☐
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	☒	☐
C. Name and address of all owners of record of abutting parcels.	☒	☐
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	☒	☐

E. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures. ☒ ☐

F. The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown. ☒ ☐

G. The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties. N/A ☐ ☐

H. The location, height, size, materials, and design of all proposed signage. ☒ ☐

I. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. ☒ ☐

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; ☒ ☐
2. water lines and fire hydrants; ☒ ☐
3. telephone, cable and electrical systems; and ☒ ☐
4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. ☒ ☐

K. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable. ☒ ☐

L. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements. ☒ ☐

M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. ☒ ☐

N. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. N/A ☐ ☐

2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and N/A ☐ ☐

3. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. N/A ☐ ☐

O. For new construction or alterations to any existing structure, a table containing the following information must be included:

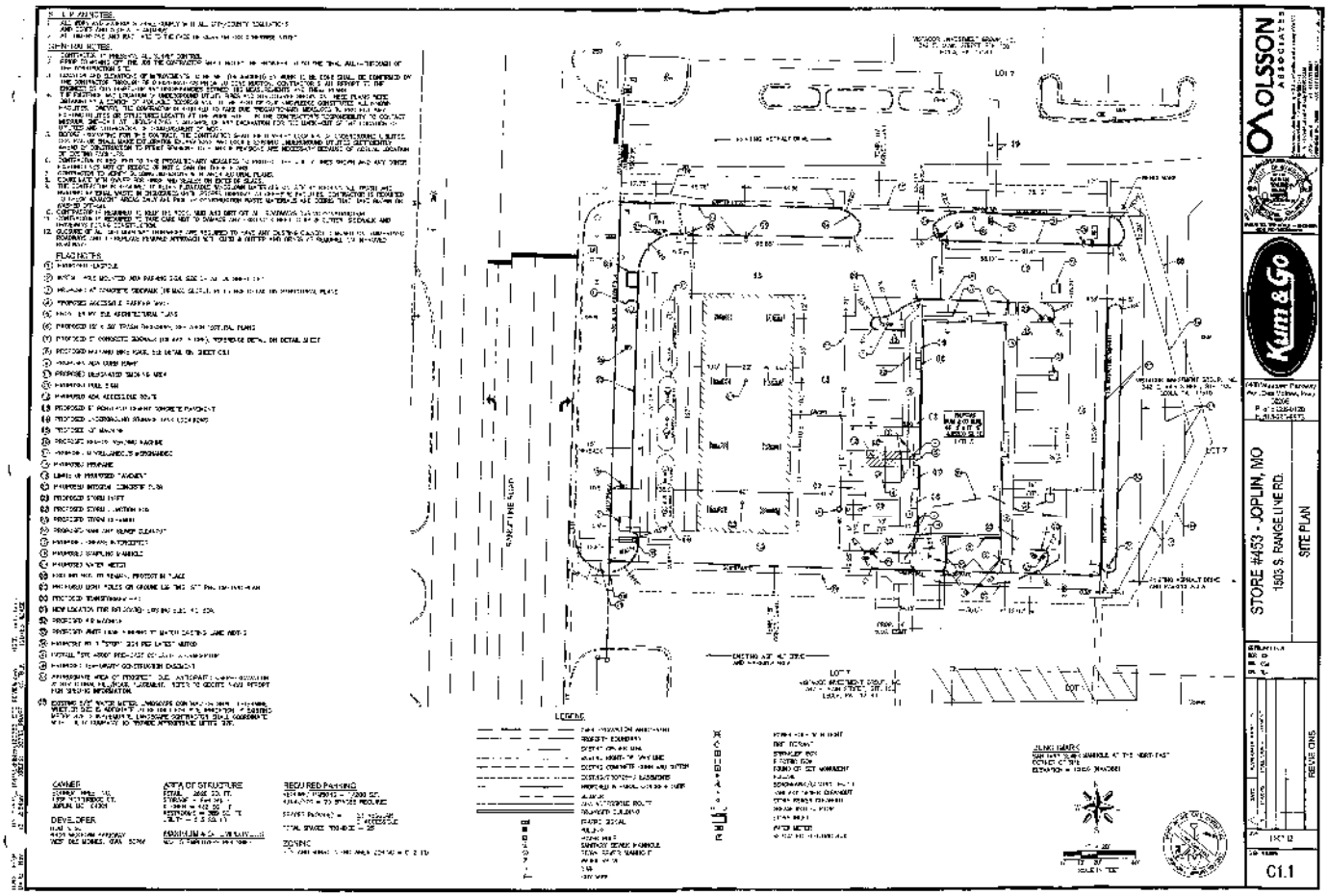
1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; ☒ ☐

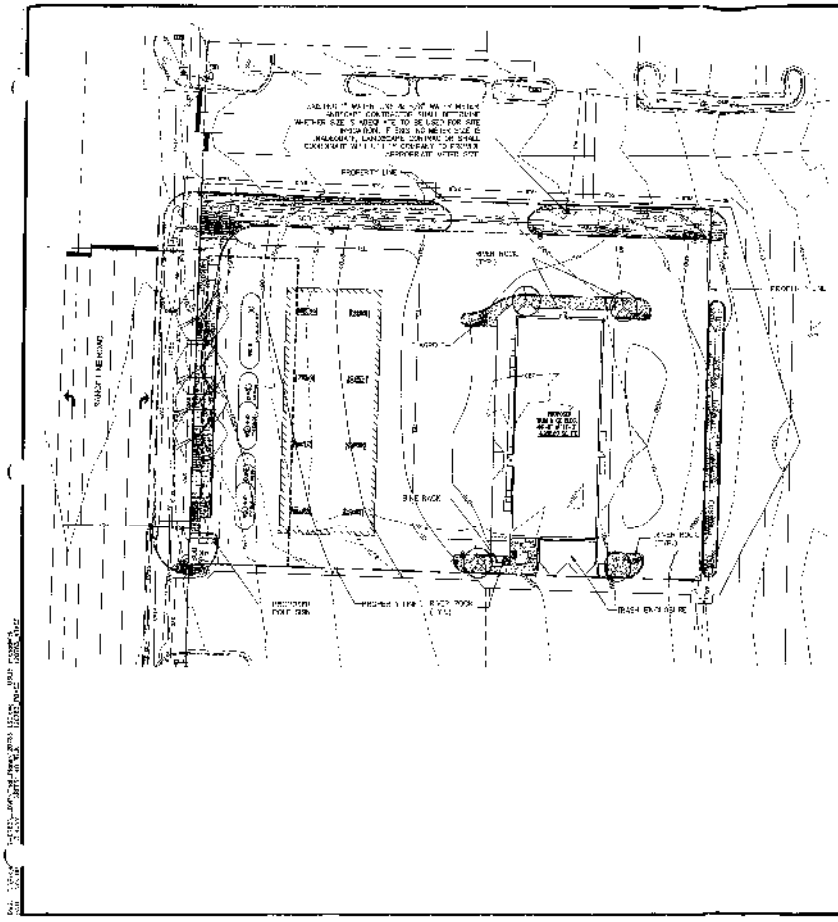
2. Maximum number of employees; ☒ ☐

3. Maximum seating capacity, where applicable; N/A ☐ ☐

4. Number of parking spaces existing and required for the intended use; and ☒ ☐

5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required. N/A ☐ ☐


OLSSON ASSOCIATES
Kum & Go
STORE #453 - JOPLIN, MO
1503 S. RANGE LINE RD.
SITE PLAN
REVISIONS
C1.1



PLANT LIST

QTY	SYMBOL	COMMON/BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT	MATURE SPREAD
SHADE TREES					
4		40' SCALE: ARCHITECTURAL PLANTING SPECIFICATIONS	2" CAL. B&B	50'-60'	30'-40'
UNDERSTORY TREES					
4		EASTERN REDBUD SPECIFICATIONS	2" CAL. B&B	20'-25'	20'-25'
EVERGREEN SHRUBS					
8		BLUE CHIP JUNIPER SPECIFICATIONS	5 GAL	3'-4'	4'-5'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING CONCRETE CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED BUILDING
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	OVERHEAD POWER
	TRAFFIC SIGNAL
	FIBER OPTIC
	TELEPHONE POLE
	EXISTING SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER VALVE
	SIGN
	GUY WIRE
	POWER POLE W/ TRANSFORMER
	FIRE HYDRANT
	SPRINKLER BOX
	ELECTRIC BOX
	EXISTING OVERHEAD UTILITY
	WELL
	BACKFLOW PREVENTION UNIT
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED STORM SEWER MANHOLE
	PROPOSED GREASE TRAP MANHOLE
	PROPOSED GREASE INTERCEPTOR
	PROPOSED STORM INLET
	PROPOSED TRUCK RAMP
	PROPOSED WATER METER

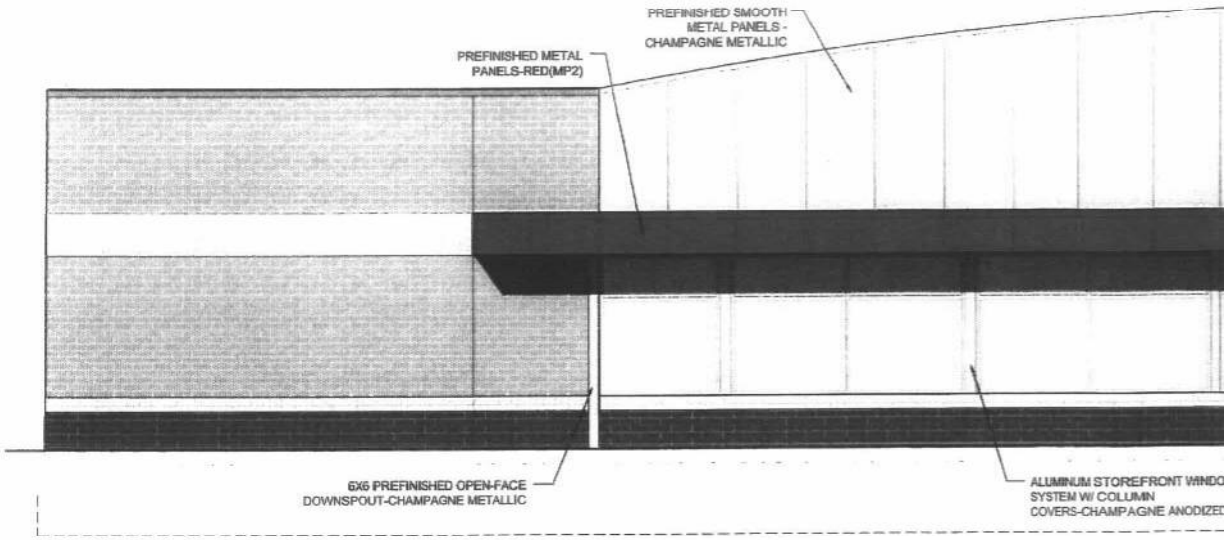
OLSSON ASSOCIATES

Kum & Go

STORE #453 - JOPLIN, MO
1503 S. RANGE LINE RD.
LANDSCAPE PLAN

REVISIONS

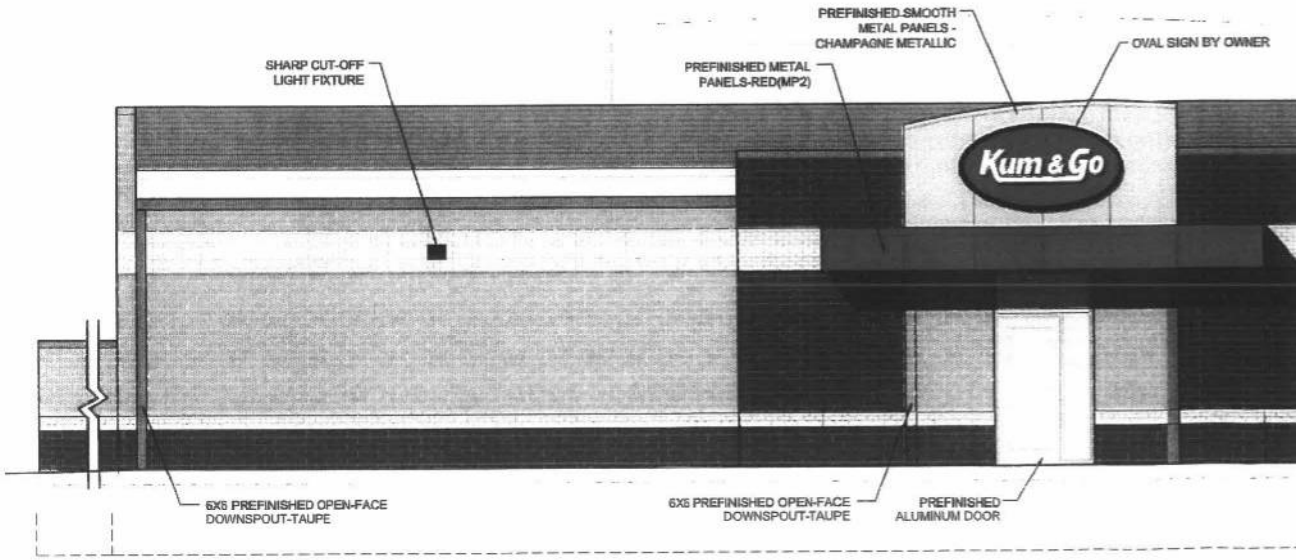
L1.1



WEST ELEVATION
1/4" = 1'-0"

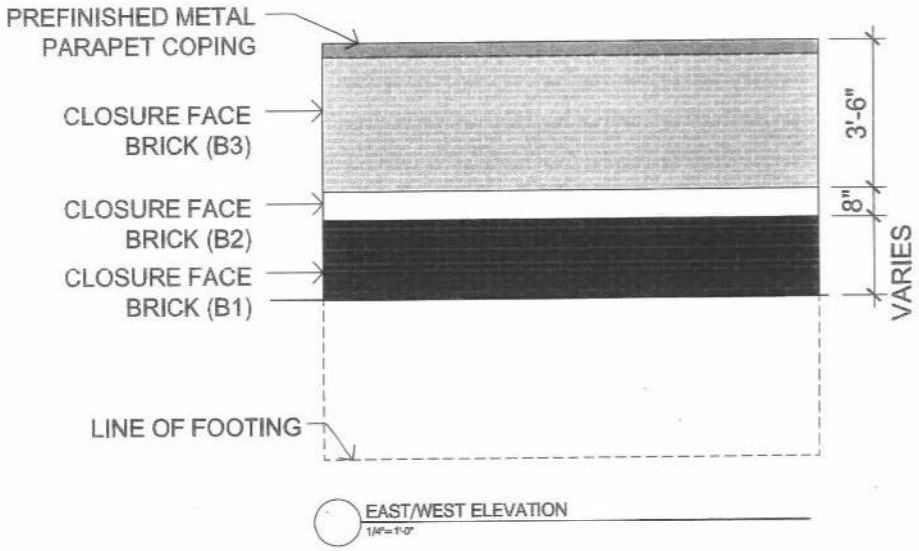


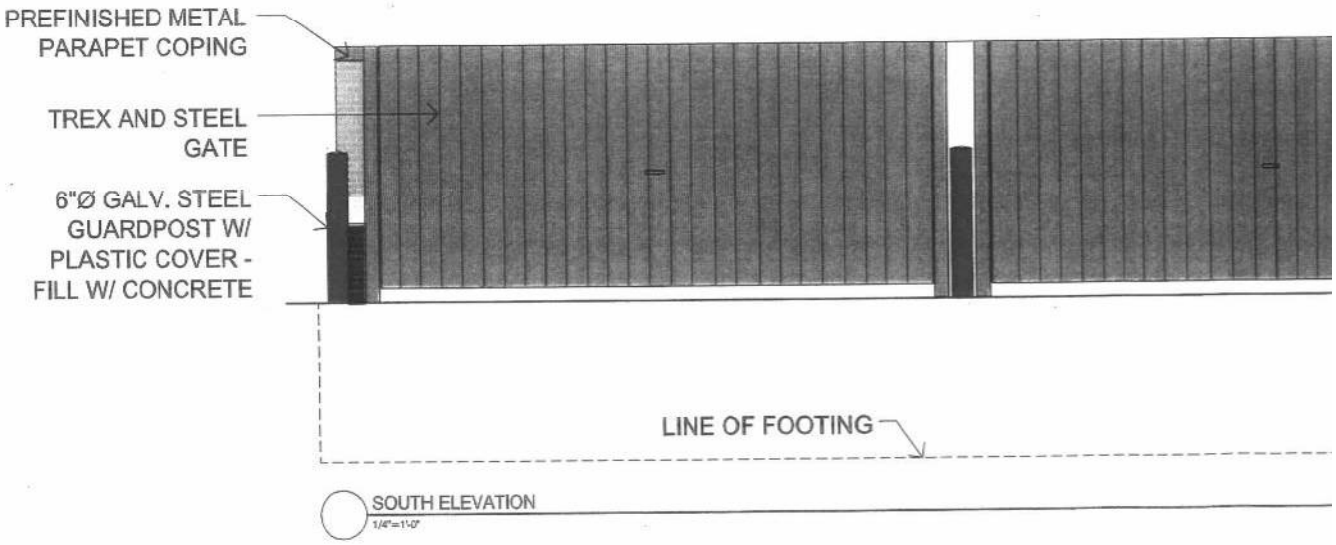
NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

KUM & GO #453





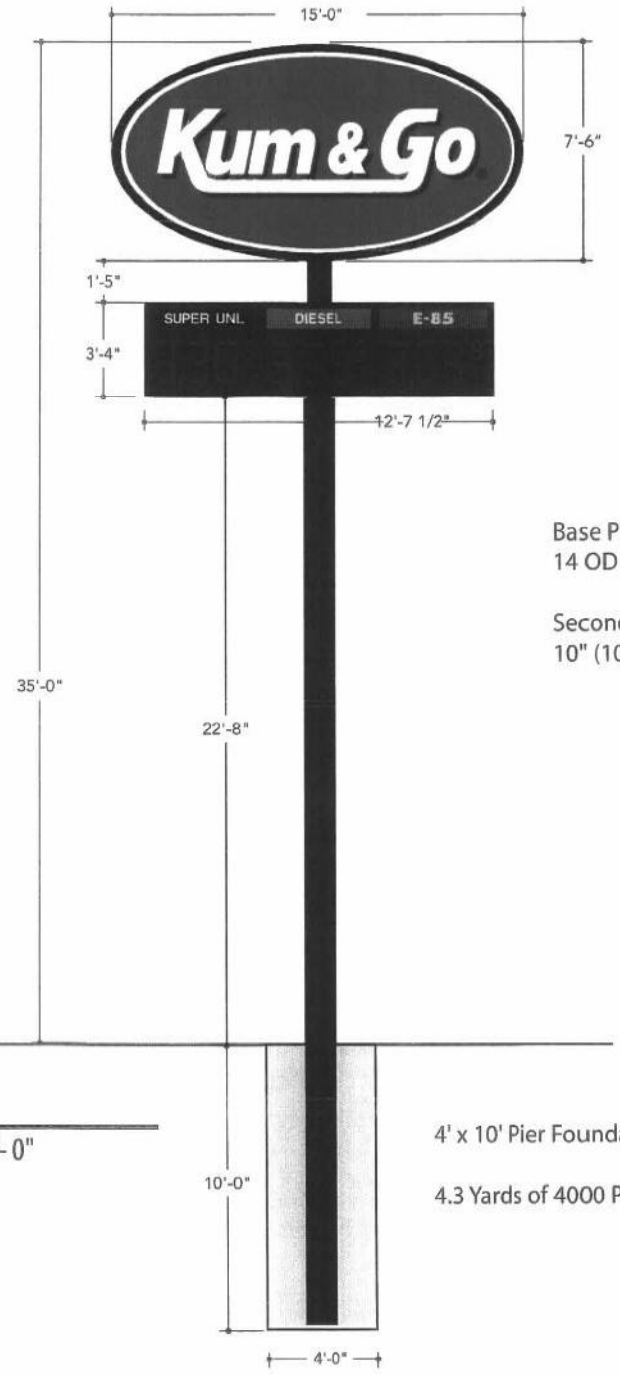
KUM & GO #453

SHIFFLER ASSOCIATES

Kum & Go

#453
Joplin, MO

CLAUDE NEON FEDERAL



Base Pipe:
14 OD x .375 wall x 33'

Second Stage:
10" (10.75 OD) x .375 wall x 16'

A | Elevation
scale: 1/4"= 1'- 0"

4' x 10' Pier Foundation

4.3 Yards of 4000 PSI Concrete

Kum & Go # 453 Joplin, MO.	Terry Howard	Terry Howard	Ground Sign	10.26.12	10.26.12 REVISED	G-1.0

Case 108-12: Southeast Corner of 15th Street and Range Line Road – A Site Plan Review request for a Kum & Go convenience store in a C-2-PD (Central Business District – Planned Development) zoning district – Sooner Three, LLC/Olsson Associates.

Mr. Harrington opened the public comment period for Case 108-12.

Mr. Nathan Meyer, Olsson Associates, 550 St. Louis Street, Springfield, Missouri, appeared and stated that this site previously contained a strip mall that was damaged in the tornado. He is proposing a 4,958 square foot convenience store. He has met with the City staff regarding drive accesses and stormwater retention.

Mr. Cortez asked if anyone has addressed the traffic flow off of Range Line Road onto that entrance into Wal-Mart, and then subsequently into the entrance of the convenience store. He explained that this is a high traffic area, and there always seemed to be some pretty close calls going into the former strip mall. He asked Mr. Meyer about addressing this issue with the construction of the convenience store, and how the traffic would be handled.

Mr. Meyer understood that the City has plans to make 15th Street a public street east of Range Line. He has consolidated the two entrances on the north side of the lot into one entrance, and has moved that entrance 150 feet away from the intersection. When that street becomes public, he understood there may be a median to keep traffic from building up at that intersection from the north. He will also restrict access out of Kum & Go onto 15th Street. He stated that it was not indicated to him that anything needed to be investigated at this point.

Mr. Harrington then asked for comments from the audience, and none were received.

Mr. Duncan asked the City staff about plans to make 15th Street a public street. Mr. Wright replied that there are plans to make 15th Street east of Range Line a public street, which would require 10 feet on each side to be taken for right-of-way. The northern 10 feet of this property eventually will be right-of-way. This area currently contains a 15-foot utility easement.

Mr. Wright explained that there were two points of access on 15th Street, with one entrance being really close to Range Line. The developers have moved that entrance back to the 150 feet to guarantee a right-in and right-out access if a median is placed in this area.

Mr. Landrith asked if 15th Street will be extended through to Rex Avenue, and Mr. Wright thought 15th Street will end at the Wal-Mart parking lot. He was not aware of any plans to extend 15th Street to Rex Avenue.

Mr. Eastman asked if curbs will be added all the way back to Wal-Mart, and Mr. Wright thought so. He did not know if definite design plans are available at this point.

Mr. Duncan asked if the entrance off of Range Line is at the beginning of the right-turn lane or after the right-turn lane begins. Mr. Wright replied that the right-turn lane does begin there, so basically it's a right-in, right-out only at that entrance as well.

Mr. Eastman asked about future plans for a median on Range Line, and Mr. Wright thought those plans were still preliminary at this time.

Mr. Harrington asked for further comments or questions, and none were received. He closed the public comment period for Case 108-12.

MR. CORTEZ MOVED, SECONDED BY MR. EASTMAN, THAT THE SITE PLANS AS PRESENTED IN CASE 108-12 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).