INFORMAL AGENDA

March 19, 2012

5:15 p.m.

1. Quarterly health insurance update
2. Solid waste collection Annual price increase.
3. Street light Master plan update
4. Council to consider moving the May 21st Council meeting to Wednesday, May 23rd.
5. Any other business

City of Joplin

CITY OF JOPLIN: HEALTH STRATEGY IN

Health Insurance Committee Meeting

March 1, 2012

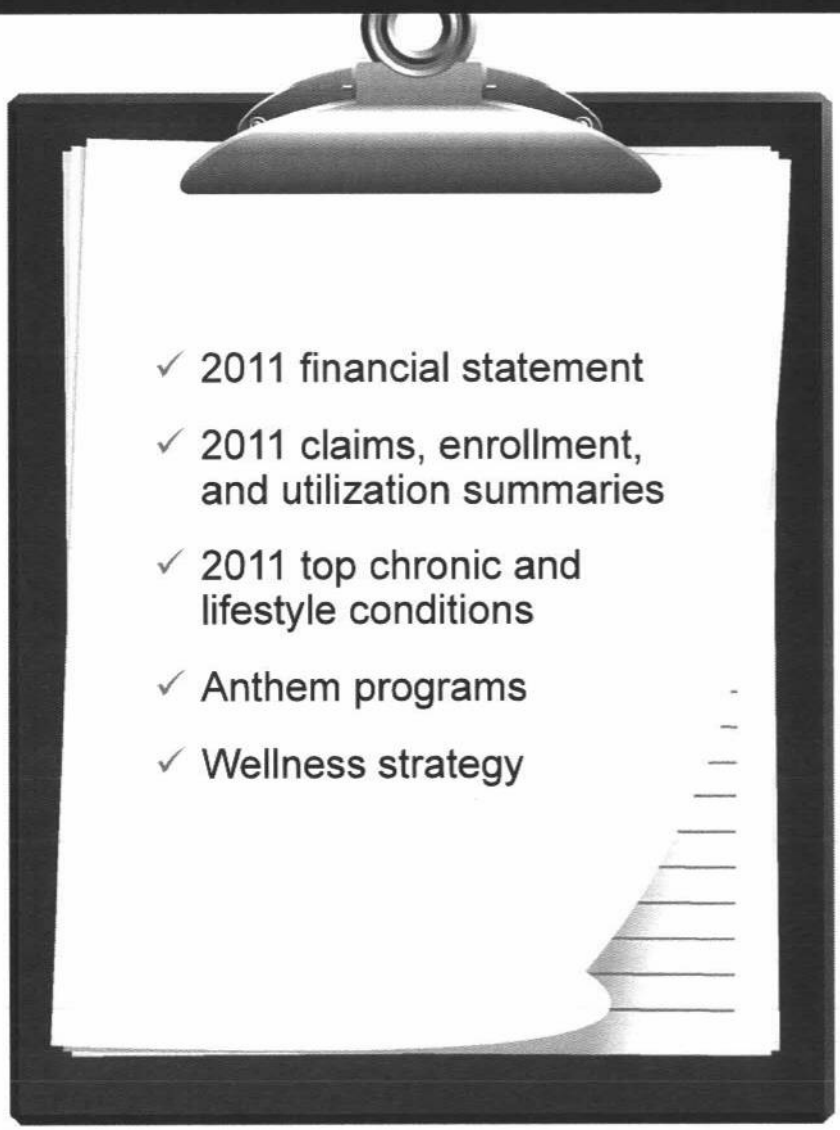
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SEGAL

Discussion Objectives



2011 Financial Statement

CITY OF JOPLIN, MISSOURI
Health and Welfare Fund
Financial Statement
2011

	January	February	March	April	May	June	July	August	September	October
Beginning Balance	$0	$1,877,952	$1,741,377	$1,616,597	$1,647,732	$1,707,959	$1,664,232	$1,578,577	$1,622,586	$1,743,83
Income										
City Initial Contribution	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$
City Contributions	783,233	0	268,427	275,226	272,174	269,907	269,936	270,460	275,169	274,10
Employee Contributions[1]	195,973	0	66,283	70,365	71,051	69,470	69,618	72,391	70,792	71,27
Interest Income	0	0	0	0	0	0	0	1,536	0	56
Total	$1,979,205	$0	$334,710	$345,591	$343,225	$339,378	$339,554	$344,387	$345,961	$345,95
Expense										
Medical[2]	$10,386	$40,068	$331,582	$368,291	$783,009	$1,713,715	($1,646,482)	$184,139	$75,945	$254,64
Stop Loss Reimbursements	0	0	0	(206,963)	(671,944)	(1,466,868)	1,929,541	(6,956)	(4,911)	(7,00
Prescription Drug[2]	13,582	18,625	58,515	64,993	93,447	55,137	60,513	42,480	70,804	56,25
Dental Premium	24,136	24,589	23,903	25,792	25,690	25,605	25,494	25,456	25,475	26,24
Vision Premium	3,468	3,149	2,935	2,881	3,231	3,193	3,211	3,197	3,193	3,30
Life Premium	5,008	5,065	5,378	5,432	5,413	5,441	5,352	5,315	5,334	5,49
Stop Loss Premium	25,836	26,087	17,953	34,650	25,704	26,139	26,087	25,643	26,611	26,29
Medical Administration	18,837	18,992	19,224	19,379	18,450	18,992	18,992	18,605	19,765	19,41
Administration	0	0	0	0	0	1,750	2,500	2,500	2,500	2,50
Total	$101,253	$136,575	$459,490	$314,455	$282,999	$383,104	$425,208	$300,379	$224,716	$387,14
Operating Gain/(Loss)	$1,877,952	($136,575)	($124,780)	$31,136	$60,226	($43,727)	($85,654)	$44,008	$121,245	($41,19
Ending Balance	$1,877,952	$1,741,377	$1,616,597	$1,647,732	$1,707,959	$1,664,232	$1,578,577	$1,622,586	$1,743,831	$1,702,63
Active/COBRA Lives	467	471	472	476	477	476	473	474	480	4
Retiree Lives	16	17	17	16	16	18	19	19	19	
Total	483	488	489	492	493	494	492	493	499	4
Incurred But Not Reported Claims (IBNR)										
Assets Net of IBNR										
Target Reserves - Claims Flucuation										
Reserve Excess/(Shortfall)										
Target Reserves Months										
Actual Reserve Months										
Reserve Excess/(Shortfall)										

[1] Employee contributions include Retiree and COBRA contributions
[2] Based on financial statements received from City of Joplin personnel. Reported medical and prescription drug payments are combined on the financial statements received from the City.

2011 Enrollment Split

	Month								
	January	February	March	April	May	June	July	August	September
Members									
Single	209	211	212	212	212	213	213	214	2
Subscriber and spouse	95	92	96	92	92	90	87	86	
Active insured and 2 or more dependents	72	74	70	71	73	70	72	70	
Family	836	848	847	864	875	885	882	891	8
Total	**1,212**	**1,225**	**1,225**	**1,239**	**1,252**	**1,258**	**1,254**	**1,261**	**1,2**
Subscribers									
Single	209	211	212	212	212	213	213	214	2
Subscriber and spouse	47	46	48	46	46	45	44	43	
Active insured and 2 or more dependents	25	26	25	25	25	24	25	24	
Family	202	205	204	209	210	213	211	212	2
Total	**483**	**488**	**489**	**492**	**493**	**495**	**493**	**493**	**4**

"Members"=lives

"Subscribers" = employees

2011 Claims and Enrollment Summary, Medical Cl

Month	Sum of Paid Medical Claims	Number of Members	Number of Subscribers	Paid Medical Clain Per Member Per Month
January	$23,258.54	1,212	483	$19.
February	$89,726.58	1,225	488	$73.
March	$269,538.21	1,225	489	$220.
April	$386,695.86	1,239	492	$312.
May	$229,540.84	1,252	493	$183.
June	$442,616.62	1,258	495	$351.
July	$219,070.54	1,254	493	$174.
August	$151,103.63	1,261	493	$119.
September	$141,721.94	1,265	499	$112.
October	$193,047.37	1,268	499	$152.
November	$217,480.38	1,262	494	$172.
December	$259,120.02	1,268	497	$204.
Grand Total	**$2,622,920.53**	**1,249**	**493**	**$174.**

Paid amounts are low in January and February because Anthem became the City's PPO provider in Janua

"Members"=lives

"Subscribers" = employees

2011 Claims and Enrollment Summary, Prescription

Month	Sum of Paid Prescription Drug Claims	Number of Members	Number of Subscribers	Paid Prescription Drug Claims Per Member Per Mont
January	$30,414.95	1,212	483	$25.
February	$41,706.62	1,225	488	$34.
March	$55,314.66	1,225	489	$45.
April	$68,953.25	1,239	492	$55.
May	$52,771.64	1,252	493	$42.
June	$55,136.84	1,258	495	$43.
July	$60,512.70	1,254	493	$48.
August	$42,480.31	1,261	493	$33.
September	$70,804.42	1,265	499	$55.
October	$56,254.96	1,268	499	$44.
November	$62,909.13	1,262	494	$49.
December	$65,585.62	1,268	497	$51.
Grand Total	**$662,845.10**	**1,249**	**493**	**$44.**

Paid amounts are low in January and February because Anthem became the City's PPO provider in Janua

"Members"=lives

"Subscribers" = employees

2011 Claims and Enrollment Summary, Total Clain

Month	Sum of Total Paid Claims	Number of Members	Number of Subscribers	Total Paid Claims P Member Per Mont
January	$53,673.49	1,212	483	$44.
February	$131,433.20	1,225	488	$107.
March	$324,852.87	1,225	489	$265.
April	$455,649.11	1,239	492	$367.
May	$282,312.48	1,252	493	$225.
June	$497,753.46	1,258	495	$395.
July	$279,583.24	1,254	493	$222.
August	$193,583.94	1,261	493	$153.
September	$212,526.36	1,265	499	$168.
October	$249,302.33	1,268	499	$196.
November	$280,389.51	1,262	494	$222.
December	$324,705.64	1,268	497	$256.
Grand Total	**$3,285,765.63**	**1,249**	**493**	**$219.**

Paid amounts are low in January and February because Anthem became the City's PPO provider in Janua

"Members"=lives

"Subscribers" = employees

2011 Utilization Summary

	Category			
	Medical	Surgical	Maternity	Psychiatric
Admissions/Visits by Provider Type				
Inpatient facility (admissions)	28	15	18	
Outpatient facility (visits)	1,862	9	17	
Professional (office visits)	3,109	122	3	1
Paid Claims by Provider Type				
Inpatient facility	$410,099	$467,286	$49,122	$7
Outpatient facility	$617,672	$5,323	$2,984	$9
Professional	$784,231	$208,423	$26,472	$49,6
Total	**$1,812,002**	**$681,032**	**$78,578**	**$51,3**

2011 Top Five Chronic Conditions, Based on Paid

Chronic Condition	Members	Percentage of Total Members	Paid Amount	Perce M
Low back pain	96	7.69%	$285,482	
Coronary artery disease	12	0.96%	$111,936	
Cancer	37	2.96%	$77,674	
Diabetes	52	4.16%	$25,297	
Chronic obstructive pulmonary disease	5	0.40%	$20,446	
Total		**202**	**$520,835**	

All other chronic conditions	$43,829	
Grand Total	**$564,664**	

"Paid amount" is the sum of inpatient facility, outpatient facility, and professional claims. Segal assumed th prescription drug claims are not included in the total paid amount.

"Percentage of Total Members" is based on an average of 1,249 members throughout 2011. Grand total is because members may be double-counted in multiple conditions.

Definition of Lifestyle Conditions

- Anthem defines lifestyle conditions as conditions associated with one or r risk factors:
  - Obesity
  - Lack of physical activity
  - Tobacco use
  - Alcohol use
  - Poor nutrition practice
  - Excessive sun exposure
  - Stress/anxiety/depression
  - Unsafe sexual behavior
- The chart on the following slide lists the City's top five lifestyle conditions 2011 and the risk factors associated with each

2011 Top Five Lifestyle Conditions, Based on Paid

Lifestyle Condition	Associated Risk Factors	Members	Percentage of Total Members	Paid Amou
Coronary artery disease	Obesity; lack of physical activity; tobacco use; alcohol use; poor nutrition practice; stress/anxiety/depression	13	1.04%	$119,7
Osteoarthritis	Obesity; lack of physical activity	42	3.36%	$84,5
Colorectal cancer	Obesity; lack of physical activity; tobacco use; alcohol use; poor nutrition practice	2	0.16%	$48,8
Cholecystitis/cholelithiasis	Obesity	10	0.80%	$27,3
Diabetes mellitus (non-insulin dependent)	Obesity; lack of physical activity; poor nutrition practice; stress/anxiety/depression	40	3.20%	$23,6
Total		**107**		**$304,1**

All other lifestyle conditions	$76,3
Grand Total	**$380,4**

"Paid amount" is the sum of inpatient facility, outpatient facility, and professional claims. Segal assumed that pre are not included in the total paid amount.

"Percentage of Total Members" is based on an average of 1,249 members throughout 2011. Grand total is not p members may be double-counted in multiple conditions.

Anthem is working to resolve discrepancies between the chronic condition and lifestyle condition summaries for disease.

Diabetes members and paid amount vary from those in the chronic conditions summary because the members a defined as "lifestyle conditions" are only non-insulin dependent (Type II).

2011 Top Therapeutic Drug Classes, Based on Pai

- For the period of January 2011 through November 2011, the following are therapeutic drug classes:

Therapeutic Class	Number of Prescriptions	Percent of Total Prescriptions	Paid Amount
Psychostimulants-antidepessents	964	9.2%	$75,751
Diabetic therapy	533	5.1%	$69,134
Bronchial dialators	450	4.3%	$47,019
Total	**1,947**	**18.6%**	**$191,904**

All other drugs
Grand Total

- The drugs ranked fourth and fifth are defined as "Miscellaneous" and "Oth respectively

Grand Total does not match prior tables because it is for the period of January 2011 through November 2011 ins through December 2011

Anthem Programs

Consider working with Anthem to promote the following programs that are c members and included in the City's ASO fee ("Core Programs")

- MyHealth Assessment *(confidential online health assessment)*
- MyHealth Record *(online medical record)*
- SpecialOffers *(discounts on health-related products and services)*
- Zagat Health Survey *(doctor recommendations)*
- Anthem Care Comparison *(compare actual costs for common procedures at facilities)*
- 24/7 NurseLine
- Future Moms *(maternity management)*
- ConditionCare *(Disease management coaching for asthma, diabetes, chron pulmonary disease, heart failure, coronary artery disease. Members receive are referred to Anthem through a diagnosis, prescription drug, or health asse members can self-refer into the program)*
- MyHealth Advantage *(information on medication interactions, keeping track c summary of recent claims)*
- ComplexCare *(for members with more than one health problem)*
- Employee Assistance Program *(three face-to-face visits with a counselor wit to behavioral health benefit, utilizing the same providers)*
- Utilization Management
- Case Management

Anthem Programs

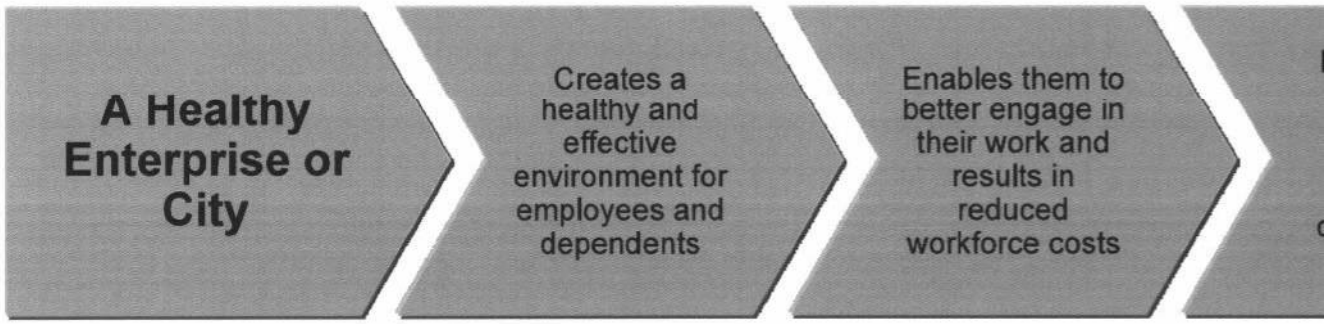
Anthem offers the following programs and services for additional fees[1]

- Healthy Lifestyles *(wellness coaching, telephonic and web-based smoking ce nicotine replacement therapy)*
- Worksite Wellness *(on-site health seminars, flu vaccinations, stress manage therapeutic massage, biometric screening)*
- Mail-based Programs *(mailed reminders for flu shots, vaccines, and screenin*
- Anthem Health Rewards *(incentives for assessment and program completior*

[1] Fees vary based on components included with each program. Anthem can work with the City to finalize pricing for the interested.

What is A Healthy Enterprise?
Review

Through our research and work with clients, we defined a healthy enterpris



- A Healthy Enterprise takes a holistic approach to address the health and beha
  - **The Employees**
    - Personal and professional development in all five dimensions of health: physica emotional, social and spiritual
  - **The Organization**
    - The behaviors/actions of the organization impact workforce outcomes, includin turnover, engagement and productivity
    - Provides job challenge and learning, supervisor task support, autonomy, a clim trust, work/life fit and economic security with accountability

A Healthy Enterprise requires a paradigm shift from "managing HR" t delivering of pay and benefit programs to proactively addressing issues

Elements of a Successful Wellness Program *Review*

- **Elements of a successful wellness program include:**
  - Shared vision and collaboration among all parties, including City Council, sta employees
  - A dedicated initiative leader and advisory committee
  - A comprehensive strategy that is aligned with the plan's goals
  - An articulated mission, vision, strategic imperatives, guiding principles and p of progress toward stated goals
  - Focus on support for changing lifestyles behaviors
  - Environmental support, including aligned benefit designs, effective policies fo smoke free work site, climate of trust and respect where employees can tend needs
- **Engaging Participation:** Important factors that help employees embrace a we include:
  - A broad set of effective resources to support participation efforts to change b
  - The programs need to be implemented and managed effectively
  - Communications need to be focused on changing behaviors
  - Employees must believe that their personal data will be help in the strictest c

While paying employees to participate may yield a certain level o participation, it rarely yields sustained participation and true enga

City of Joplin's Vision and Mission Statements

Vision

Joplin, a regional center at the crossroads of America, where a prosperous and dive
joins with hometown values to create a continually enhanced quality of life.

Mission

The City of Joplin will provide efficient delivery of quality services in the areas of *pul*
and environment, *community and economic development*, *leisure activities*, and *infr*
people living, visiting or doing business in Joplin.

It is our goal to design services in response to existing and emerging needs of custo
committed to providing clearly superior services to the community, leaving a lasting
professionalism and excellence. We pledge, as a team, to build on our rich heritage
planning our future to ensure the expected quality of life in Joplin and the surroundi

City of Joplin's Proposed Health Strategy

Vision

The City of Joplin's healthy city initiative empowers employees and their families to
an enhanced quality of life that leaves a lasting impression of professionalism and e

Mission

The City of Joplin's healthy city initiative is committed to provide superior health ser
tools to better the health, well-being, and quality of life of employees and their famili

Strategic Imperatives

1. **Better the lives of employees and their families**—Design superior services th
employees and their families to improve and sustain physical, emotional, and so
with the hometown values of Joplin
2. **Safe and secure environment**—Build an environment where employees feel sa
climate of trust and respect
3. **Supportive physical space**—Reinvent and maintain the City's physical environ
the tools, training and resources to promote healthy, enjoyable work environmen
4. **Economic security**—Support the economic well-being of members through fisc
programs and affordable benefits with accountability and shared responsibility
5. **Personal and professional development**—Develop employees in a holistic wa
and promote work/life balance to advance personal and professional lives

Tag Line

To be determined with branding exercise

The wellness and health promotion programs will be more effective if it is aligned with the mission.

Proposed Guiding Principles

The following sample set of Guiding Principles may serve as the foundatio
development of the proposed initiative design:

1. Improve and sustain the health and well-being of participants an
2. Foster a safe and secure environment with a climate of respect,
   transparency
3. Ensure physical space and infrastructure support health and we
4. Create an initiative that senior staff will champion and all staff wi
5. Sustain a fiscally responsible initiative that can be sustained ove

Next Steps

- Confirm strategy and goals
- Consider programs currently available
- Invite Anthem to next meeting
- Confirm programs
- Develop evaluation



Questions?



COUNCIL AGENDA

AMENDED March 15, 2012

March 19, 2012

6:00 P.M., Council Chambers

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

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**

7. **Public Hearings**
   Public Hearings Procedures
   1. COUNCIL BILL NO. 2012-273 - AN ORDINANCE amending Chapter 7 of the 2003 Comprehensive Plan of the City of Joplin, Missouri, by adding language for providing for the application of new Development Standards and Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors. (Requested by City of Joplin. Planning and Zoning recommended approval).

   2.COUNCIL BILL NO. 2012-274 - AN ORDINANCE amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Article 22, by adding language for providing for the application of new Development Standards and Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors. (Requested by City of Joplin. Planning and Zoning recommended approval).

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.

3.COUNCIL BILL NO. 2012-275 - AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northeast corner of 44th Street and Connecticut Avenue, in Newton County, Missouri. (Requested by David Powell. Planning and Zoning recommended approval).

8. Consent Agenda

1.COUNCIL BILL NO. 2012-264 - 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 District C-0-PD and including in District C-1 property as described below and located at 1931 South St. Louis Avenue in the City of Joplin, Jasper County, Missouri.

2.COUNCIL BILL NO. 2012-265 - AN ORDINANCE providing for the vacation of portions of Iowa Avenue and Missouri Avenue between 20th Street and 24th Street; and 22nd Street between Grand Avenue and Iowa Avenue, in the City of Joplin, Jasper County, Missouri.

3.AMENDED COUNCIL BILL NO. 2012-266 - AN ORDINANCE providing for the vacation of portions of 24th Street between Grand Avenue and Indiana Avenue; and Missouri Avenue, Iowa Avenue, Minnesota Avenue, and Ohio Avenue from 24th Street to south of 24th Street, in the City of Joplin, Jasper County, Missouri.

4.AMENDED COUNCIL BILL NO. 2012-267 - 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 521 West 32nd Street in the City of Joplin, Jasper County, Missouri.

5.COUNCIL BILL NO. 2012-270 - AN ORDINANCE providing for the vacation of the East 30 feet of Lot 110 of Banker's Third Addition, in the City of Joplin, Jasper County, Missouri. Motion by Ms. Colbert-Kean, Second by Mr. Scearce to Place Council Bill No. 2012-270 on First Reading and Advance to Second and Third Reading.

9. Resolutions

10. Ordinances – Emergency

1. COUNCIL BILL NO. 2012-121 - AN ORDINANCE approving the purchase of real property at 2302 Harlem Avenue, consisting of Lot 352 in T.W. Cunningham's Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Six Thousand and 00/100 dollars ($6,000.00) and containing an emergency clause.

2. COUNCIL BILL NO. 2012-123 - AN ORDINANCE approving the City of Joplin to enter into a revised agreement with Camcor Environmental and Big John's Heavy Equipment to provide professional services for the Remediation of Metals Contaminated Soil and authorizing the Public Works Director to execute said Agreement; and containing an emergency clause.

11. Ordinances – First Reading

1. COUNCIL BILL NO. 2012-003 - AN ORDINANCE amending Ordinance No. 2011-105 passed by the Council on the 6th day of September, 2011, to remove the application of Grant recipient Boomtown Days, relating to the Half Marathon and 5K Run, from the Grant applications received and approved; approving the application of Active Lifestyle Events, Inc., for a May 19, 2012 "Joplin Memorial Run"; for utilization of FY2012 Festivals and Celebrations support pursuant to Ordinance No. 2000-148, as authorized by the voters on November 7, 2000; authorizing the City Manager to execute the appropriate agreement with such organization for the utilization of such funds.

2. COUNCIL BILL NO. 2012-501 - AN ORDINANCE amending ordinance number 2011-01 authorizing the issuance of $26,000,000 principal amount of sewerage system revenue bonds (State of Missouri – Direct Loan Program) Series 2011A of the City of Joplin, Missouri and prescribing other related matters.

12. Ordinances – Second and Third Reading

1. AMENDED COUNCIL BILL NO. 2012-269 - 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 2602, 2604, and 2610 South Virginia Avenue, in the City of Joplin, Jasper County, Missouri.

13. Unfinished Business

14. New Business

Notice posted at 4:30 p.m. on this the 15th day of March, 2012. (RSMo 610.020)

INFORMAL NOTES

March 5, 2012

Discussion of surplus land property	Leslie Jones, Finance Director, discussed the surplus land policy. Council consented with the policy and approved the administrative policy. She said the timeline would be about 30-60 days to get the properties out and be available for sale for surplus property.
Update on Economic Development	Rob O'Brian, President of the Joplin Area Chamber of Commerce, presented an economic development update. He stated Coke will break ground within two weeks, and approximately forty-five new jobs will be available. Kodiak has moved back into the city and has new production equipment. Project Shell is interested in looking at Crossroads Industrial Park and has the potential of 100 employees. Mr. O'Brian indicated trade shows will pick up this spring in New York and Chicago. Rob also stated he has just started working with Market Street with Counties on focus groups on the Joplin metro area looking to refine business sectors and increase these areas.
Court Administrator announced	Lamont Ratcliff was announced as the new Court Administrator. He will start his duties on April 16, 2012.

CITY OF JOPLIN

CITY COUNCIL MEETING

MINUTES

March 5, 2012

CALL TO ORDER
The regular meeting for the Joplin City Council was called to order at 6:00 p.m. by Mayor Michael R. Woolston

ROLL CALL
All were present

INVOCATION - read by City Clerk, Barbara Hogelin

FLAG SALUTE – led by Ms. Colbert-Kean

PRESENTATIONS
Mayor Woolston presented a proclamation to Mrs. Joan Lewis of Souls Harbor. The proclamation was to recognize and congratulate Souls Harbor for thirty years of ministry.

Dr. C. J. Huff, Joplin Schools Superintendent, briefed the council on the upcoming school bond issue.

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

PUBLIC HEARINGS
Public Hearing Procedures read by City Clerk Barbara Hogelin

The City Council of the City of Joplin through this introduction, accepts into evidence the 2003 Comprehensive Plan, the Zoning Code of the City of Joplin, the Subdivision Regulations of the City of Joplin, the Telecommunications Ordinance, and the Stormwater Management

Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E and 29-F of the Joplin Municipal Code. Report of the Planning and Zoning Commission, recommendations of the City's staff, and other written documentation presented as that information applies to each public hearing.

ACTION

Public Hearing for Council Bill No. 2012-263

Mayor Woolston opened the Public Hearing

Fred Parrett, Edmond, Oklahoma, appeared on behalf of this request and said he has chosen not to rebuild.

Diane Schwarting, 2908 E. 22nd, appeared in favor of this request. She mentioned traffic becoming more noticeable in the area and was concerned for the safety of her grandchildren.

Ed Campbell, 2907 E. 22nd, appeared in favor of this request. He was concerned for the children in the area and the traffic.

Jon Desmont, 2702 S. Highview, appeared in opposition, stating he wants to stay there.

Mayor Woolston closed the Public Hearing.

Dr. Rosenberg introduced Council Bill 2012-263. Motion by Dr. Rosenberg, Second by Mr. Scearce to Table Council Bill No. 2012-263. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Council Bill was TABLED.

COUNCIL BILL NO. 2012-263 - 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 property as described below and located at 2911, 2914, 2920 and 2922 East 22nd Street in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-264

Mayor Woolston opened the Public Hearing

Kevin Locke, 6577 State Line Road appeared on behalf of this request.

No one appeared in opposition to this request.

Mayor Woolston closed the Public Hearing.

Mr. Glaze introduced Council Bill 2012-264. Motion by Mr. Glaze, Second by Mr. Golden to Place Council Bill No. 2012-264 on First Reading and Advance to Second and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Council Bill was read as being COUNCIL BILL No. 2012 -264

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 District C-O-PD and

including in District C-1 property as described below and located at 1931 South St. Louis Avenue in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-265

Mayor Woolston opened the Public Hearing

Paul Barr, 3001 E. 32nd appeared on behalf of this request.

No one appeared in opposition to the request.

Mayor Woolston closed the Public Hearing.

Mr. Shaw introduced Council Bill 2012-265. Motion by Mr. Shaw, Second by Mr. Glaze to Place Council Bill No. 2012-265 on First Reading and Advance to Second and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Council Bill was read as being COUNCIL BILL No. 2012 -265

AN ORDINANCE providing for the vacation of portions of Iowa Avenue and Missouri Avenue between 20th Street and 24th Street; and 22nd Street between Grand Avenue and Iowa Avenue, in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-266

Mayor Woolston opened the Public Hearing

Paul Barr, 3001 E. 32nd appeared on behalf of this request.

No one appeared in opposition to the request.

Mayor Woolston closed the Public Hearing.

Mr. Scearce introduced Council Bill 2012-266. Motion by Mr. Scearce, Second by Mr. Golden to Amend Council Bill No. 2012-266 to read (read by City Attorney) Except that portion of Ohio Avenue south of 24th Street between Lots 11, 12, 13, and 28, 29, 30 of Durham Acres, in the City of Joplin, Jasper County, Missouri and Except that portion of 24th Street north of Lot 11 of Durham Acres, in the City of Joplin, Jasper County, Missouri.

Motion by Mr. Scearce, Second by Mr. Golden to Place Amended Council Bill No. 2012-266 on First Reading and Advance to Second and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Amended Council Bill was read as being AMENDED COUNCIL BILL No. 2012 -266

AN ORDINANCE providing for the vacation of portions of 24th Street between Grand Avenue and Indiana Avenue; and Missouri Avenue, Iowa Avenue, Minnesota Avenue, and Ohio Avenue from 24th Street to south of 24th Street, in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-267

Mayor Woolston opened the Public Hearing

Alan McQuigg, 710 E. 32nd Street, appeared on behalf of this request.

No one appeared in opposition to this request.

Mayor Woolston closed the Public Hearing.

Mr. Shaw introduced Council Bill 2012-267. Motion by Mr. Shaw, Second by Mr. Golden to Amend Council Bill No. 2012-267 from District C-O to District C-O-PD. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

Motion by Mr. Shaw, Second by Mr. Golden to Place Amended Council Bill No. 2012 -267 on First Reading and Advance to Second and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Amended Council Bill was read as being AMENDED COUNCIL BILL No. 2012 -267

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 521 West 32nd Street in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-268

Mayor Woolston opened the Public Hearing

No one appeared in favor of this request.

Jo Cowan appeared in opposition to this request.

Harvey Hutchinson appeared in opposition to this request.

Mayor Woolston closed the Public Hearing.

Mr. Shaw introduced Council Bill 2012-268. Motion by Mr. Shaw, Second by Mr. Golden that Council Bill No. 2012-268 be Stricken from the Agenda. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

COUNCIL BILL NO. 2012-268 was STRICKEN from the Agenda.

COUNCIL BILL NO. 2012-268 - 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 property as described below and located on Lot 66, Cedar Ridge Subdivision, in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-269

Mayor Woolston opened the Public Hearing

Donna Reed, 1902 Osage Orange, appeared in favor of this request.

No one appeared in opposition to this request.

Mayor Woolston closed the Public Hearing.

Mr. Seibert introduced Council Bill 2012-269. Motion by Mr. Seibert, Second by Mr. Golden to Amend Council Bill No. 2012-269 from District C-3 to District C-3-PD. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Seibert, Shaw, and Woolston, 8. Nays: 1, Scearce.

Motion by Mr. Seibert, Second by Mr. Golden to Place Amended Council Bill No. 2012 -269 on First Reading and Advance to Second and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Seibert, Shaw, and Woolston, 8. Nays: 1, Scearce.

The Amended Council Bill was read as being AMENDED COUNCIL BILL No. 2012 -269

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 property as described below and located at 2602, 2604, and 2610 South Virginia Avenue, in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-270

Mayor Woolston opened the Public Hearing

No one appeared in favor of or in opposition to the request.

The Public Hearing was closed.

Ms. Colbert-Kean introduced Council Bill 2012-269. Motion by Ms. Colbert-Kean, Second by Mr. Scearce to Place Council Bill No. 2012-270 on First Reading and Advance to Second and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Council Bill was read as being COUNCIL BILL No. 2012 -270

AN ORDINANCE providing for the vacation of the East 30 feet of Lot 110 of Banker's Third Addition, in the City of Joplin, Jasper County, Missouri.

Public Hearing for Special Use Permit located near 36th Street and Garrison and Alabama Avenue.

Mayor Woolston opened the Public Hearing

No one appeared in favor of this request.

Jerry Chew, 2302 E. 36th appeared in opposition to the request. He was against the parking lot being right across the street from his home. He bought the home as a single family use.

Allen Shirley, 3520 S. Alabama, appeared in opposition to this request; felt the council should take in the need of the community.

David Bennett, appeared in opposition to this request.

Craig Davis, 2202 E. 36th appeared in opposition to the request feels there would be a run off in to his property.

Barbara Medler, 2613 E. 35th, appeared in opposition to this request, said she was against this request.

Trevor Keller, appeared in opposition to the request stated it pushes the traffic back in the neighborhood. We have kids in the neighborhood. It is a quiet neighborhood.

Dennis Hudson, appeared in opposition to the request said there is way too much traffic.

Benny Phillips, 2126 E. 36th, appeared in opposition to this request stating he has thought about it and the traffic is too fast.

Andriene Roark, 2136 E. 36th, appeared in opposition to the request.

Gary Henny, 2104 E. 36th appeared in opposition stating the apts are not good.

The Public Hearing was closed.

Ms. Colbert-Kean introduced Resolution No. 2012-009. Motion by Ms. Colbert-Kean, Second by Mr. Golden that Resolution No. 2012-009 be Denied. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

Resolution No. was DENIED.

RESOLUTION NO. 2012-009 - A RESOLUTION granting a Special Use Permit (First Request) to BEHR, LLC, for the construction of parking lots near 36th Street and Garrison and Alabama Avenues, in the City of Joplin, Newton County, Missouri.

Public Hearing for Council Bill No. 2012-271

Mayor Woolston opened the Public Hearing

Jon Viles, 2107 E. 33rd appeared on behalf of this request.

Bob Sheldon, 706 Mound Street, appeared in opposition to this request doesn't want property rebuilt.

Arnold Nicholas, 2608 E. 20th appeared in opposition to this request.

Judy Lidle 2103 Alabama, appeared in opposition to this request.

The Public Hearing was closed.

Mr. Glaze introduced Council Bill 2012-271. Motion by Mr. Glaze, Second by Mr. Scearce that Council Bill No. 2012-271 be Denied. Voting in favor were Council Members: Colbert-Kean, Glaze, Raney, Rosenberg, Scearce, Seibert and Shaw 7. Nays: 1, Woolston: Abstention: 1, Golden.

Council Bill No. 2012-271 was Denied.

COUNCIL BILL NO. 2012-271 - 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 2616 East 20th Street, in the City of Joplin, Jasper County, Missouri.

Public Hearing for Council Bill No. 2012-271

Mayor Woolston opened the Public Hearing

No one appeared in favor of or in opposition of this request.

The Public Hearing was closed.

Mr. Scearce introduced Council Bill 2012-272. Motion by Mr. Scearce, Second by Mr. Glaze that Council Bill No. 2012-272 be Denied. Voting in favor were Council Members: Colbert-Kean, Glaze, Raney, Rosenberg, Scearce, Seibert and Shaw, 7. Nays: 1, Woolston. Abstention: 1, Golden.

Council Bill No. 2012-272 was Denied.

COUNCIL BILL NO. 2012-272 - 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 2602 East 20th Street, in the City of Joplin, Jasper County, Missouri.

CONSENT AGENDA APPROVED
Motion by Ms. Colbert-Kean, 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 February 6, 2012 Council Meeting

Minutes of the February 21, 2012 Council Meeting

RESOLUTIONS

ORDINANCES-EMERGENCIES

COUNCIL BILL NO. 2012-002

Mr. Shaw introduced Council Bill No. 2012-002. Motion by Mr. Shaw, Second by Mr. Seibert to Adopt Council Bill No. 2012-002. 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. 2012-034

AN ORDINANCE approving a Systems Agreement by and between the City of Joplin and Tyler Technologies, Inc., dealing generally with the set-up and maintenance of a Web-site to accommodate on-line payment of violation fines by citizens to the Municipal Court; amending the Annual Budget of the City of Joplin for the Fiscal Year 2011-2012 as adopted by Ordinance 2011-136 on October 17, 2011; authorizing the City Manager to execute said Systems Agreement by and on behalf of the City of Joplin; and containing an emergency clause.

COUNCIL BILL NO. 2012-117

Mr. Golden introduced Council Bill No. 2012-117. Motion by Mr. Golden, Second by Mr. Glaze to Adopt Council Bill No. 2012-117. 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. 2012-035

AN ORDINANCE authorizing the City of Joplin, Missouri enter into a purchase order with Scurlock Industries in the amount of Thirty Three Thousand and no/100 Dollars ($33,000.00) providing how the cost shall be made and levied; and containing an emergency clause.

COUNCIL BILL NO. 2012-118

Mr. Shaw introduced Council Bill No. 2012-118. Motion by Mr. Shaw, Second by Mr. Seibert to Adopt Council Bill No. 2012-118. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0. -Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

The Council Bill was declared Adopted and entitled Ordinance No. 2012-036

COUNCIL BILL NO. 2012-118 - AN ORDINANCE approving the City of Joplin to enter into an Agreement with Camcor Environmental to provide professional services for the Remediation of Metals Contaminated Soil and authorizing the Public Works Director to execute said Agreement; and containing an emergency clause.

COUNCIL BILL NO. 2012-119

Mr. Shaw introduced Council Bill No. 2012-119. Motion by Mr. Shaw, Second by Mr. Golden to Adopt Council Bill No. 2012-119. 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. 2012-037

AN ORDINANCE approving the contract by and between the City of Joplin and Lynn Rowe for the demolition of the structure(s) and clearing of lot area located at 911 S. PENNSYLVANIA in the City of Joplin, Missouri, for the amount of Three Thousand Seven Hundred Twenty and 00/100 Dollars ($3,720.00) providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

COUNCIL BILL NO. 2012-120

Mr. Shaw introduced Council Bill No. 2012-120. Motion by Mr. Shaw, Second by Ms. Colbert-Kean to Adopt Council Bill No. 2012-120. 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. 2012-038

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 1601 FURNACE in the City of Joplin, Missouri, for the amount of Two Thousand Three Hundred Sixteen and 00/100 Dollars ($2,316.00) providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

COUNCIL BILL NO. 2012-500

Mr. Seibert introduced Council Bill No. 2012-500. Motion by Mr. Seibert, Second by Mr. Glaze to Adopt Council Bill No. 2012-500. 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. 2012-039

AN ORDINANCE approving the delivery of the City of Joplin, Missouri refunding Certificates of Participation, Series 2012, for the purpose of providing funds to refinance the costs of certain improvements for the City, Missouri; authorizing certain other actions in connection with the delivery of said certificates; adopting a tax exempt financing compliance procedure; authorizing the City Manager to execute said refunding by and on behalf of the City of Joplin; and containing an emergency clause.

ORDINANCES – FIRST READING

ORDINANCES – SECOND AND THIRD READING

UNFINISHED BUSINESS

NEW BUSINESS

Case 026-12: 2034 South Connecticut Avenue – A request for a Site Plan Review for the reconstruction of an apartment house complex – Motion by Mr. Golden, Second by Mr. Shaw that Case 026-12 be Stricken from the Agenda. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston, 9. Nays: 0.

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, 2011, 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. Motion by Mr. Glaze, Second by Mr. Shaw to vote to go into closed session. Voting in favor were Council Members: Colbert-Kean, Golden, Glaze, Raney, Rosenberg, Seibert, Shaw, and Woolston, 8. Nays: 1, Scearce.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Barbara L Hogelin

Barbara L. Hogelin, MMC/MPCC
City Clerk

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 19, 2012

Item: COMPREHENSIVE PLAN UPDATE
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Comprehensive Plan Updates
2) Commission Minutes
3) Copy of Council Bill

Public Works Director: David Hertzberg — Date: 3/12/2012
City Attorney: Brian Head — Date: 3-13-12
City Manager: R. Mark Rohr — Date: 3/12/2012
Board or Commission: Planning and Zoning Commission — Date: 2/27/2012

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

SUMMARY/REQUEST:
Case 027-12: Comprehensive Plan Update- Future Land Use Plan Component & Map and Standards & Guidelines for Planned Development Corridors – City of Joplin.

STAFF SUMMARY:
In response to the Citizens Advisory Recovery Team (CART) efforts in recommending goals for economic development and housing sectors in terms of land use changes, city staff along with the consultants of Lochner/BWR developed a proposed amendment to the Comprehensive Plan in order to establishe Planned Corridor Development Standards for specified roadway corridors throughout the City.

The following standards are as follows:

1. *Mixed-Use Development Standards*:
   i. South Main Street to Downtown Corridor. (Attachment A)
2. *Multi-Use Residential-Commercial-Office/Institutional Development Standards*: (Attachment B)
   i. South Main Street Gateway Corridor,
   ii. 20th Street Corridor,
   iii. 26th Street Corridor, and
   iv. Connecticut Avenue Corridor.
3. *Multi-Use Commercial Development Standards*: (Attachment C)
   i. South Range Line Road Corridor.
4. *Future Land Use Map* (Attachment D)

The intent of the Comprehensive Plan Update is to provide a higher level of preparation and review for rezoning requests along the aforementioned corridors. In order for an applicant to move forward with a rezoning request, a development plan must be submitted. During the review and public notification process, the applicant must demonstrate how the proposed development meets the corridor development standards and how such development integrates into the surrounding area,

This amendment is further intended to address recent concerns about speculative rezoning cases and site plan development reviews that have been before the City Council.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander explained that the City Manager charged the planning staff with looking at the redevelopment of that area after the tornado. He discussed the Citizen Advisory Recovery Team (CART) public engagement process and stated that the City staff actually hired Lochner/BWR to update the Comprehensive Plan prior to the tornado.

Mr. Bolander explained that certain corridors have been identified in the public engagement process, especially through the CART process and the Comprehensive Plan update, as far as possible land use changes. The main question is how to address the residential and commercial areas when they come together.

Mr. Bolander explained that the City anticipated some of these areas changing over a longer period of time, but since the homes are gone, it may move much quicker. The question is how to protect the existing residential neighborhoods, since they are viable residential neighborhoods. The City staff and the consultant are attempting to present the commissioners a market-driven plan that does afford some protection to the residential areas or neighborhoods without speculation. It requires site planning and design to protect those residential areas.

Mr. Scott Michie appeared representing Lochner/BWR and introduced Mark White, their land use attorney. Mr. White will be assisting Lochner/BWR and the City of Joplin with making the transition from the land use planning policies into the next step, being the update of the zoning regulations to put the standards into place.

Mr. Michie asked for the adoption of the Future Land Use Plan and the Comprehensive Plan as the policy basis for the development standards for recommendation to the City Council for updates to the City zoning ordinance. He is focusing on key corridors recommended by CART but also recommended by the citizens at large for many months, with those recommendations being culminated into the January 19, 2012 adoption of the CART recommendations.

Mr. Michie explained that the charge of the Planning and Zoning Commission and the City Council and Lochner/BWR is to focus on the recovery of the City, but that this is also a City-wide Comprehensive Plan.

Mr. Michie discussed the open house of February 14, 2012 and received tremendous positive response from the public. He discussed the need for clear policy and good standards that will result in more effective communication with working through development plans. This applies to the plan review process, with the public working as a partner with the private sector. This

process covers landscaping, buildings, site plan, and neighbors. The developers will be bringing to the City proposals for site development, and in some cases, up-zoning of land.

Mr. Michie is focusing on standards that apply to several key corridors and explained that the commissioners participated in a number of work sessions prior to the successful and positive open house of February 14. He discussed taking the CART focus issues and applying them City-wide, in what it means to deal with good development and compatible development and connectivity City-wide, as well as in the recovery area.

Mr. Michie asked about defining a 360-degree improvement of building so that at the back of the building, the developer is a good neighbor with what is adjacent next door, with the transition from a business district to a neighborhood. He asked about defining enhanced materials for Joplin and noted that Wal-Mart has placed some nice finishes on the façade of its new building.

Mr. Michie explained that some of the mixed-used concepts are based on Joplin's downtown area which has been in existence for more than a century. He discussed the visual preference survey scoring process of identifying various pictures for building materials, building types, landscaping, access, circulation, and parking lots, so he would have direction to build on good development standards or appropriate good finishes. He discussed the transition from the parking lot to the front door of the business, along with safe, well-landscaped pedestrian crossings within the parking lots.

Mr. Michie discussed higher residential areas and a niche market that hasn't been served in Joplin well in terms of senior housing. He asked about the use of good building materials within the transition and providing walk-ability and connectivity within larger parking areas. He showed those present some modular housing units that are built off-site in modules and brought on-site and set on a foundation, with very attractively designed high-end finishes. It shows how affordable housing is a contribution to a neighborhood, and not a distraction.

Mr. Michie showed those present a commercial development built to the street, which would not be applicable on East 20th Street, 26th Street, or on Range Line Road, but would be applicable on that near south end of South Main Street which has been identified as a "South Main to Downtown" corridor as opposed to the "further South Main Gateway" corridor. This concept is an encouragement to the design guidelines and design development standards to encourage build-to to emulate and to extend the historic downtown several blocks south.

Mr. Michie also looked at sustainability and explained that if a development is done right and appropriately, a business can be a good neighbor with homes across the street, with this being the ultimate opportunity to offer to the private sector with these public development standards.

Mr. Michie explained that the Comprehensive Plan discusses how to be a partner with the school district in planning good site development. He showed those present the planned development corridors, with the lime green color being the Range Line corridor, the light blue identifying the east-west 20th Street corridor, the purple identifying the north-south "South Main to Downtown" corridor, with the burgundy being the "South Main Gateway" corridor.

Mr. Michie asked the commissioners to consider the adoption of the designation of these corridors as a planning principle in the Comprehensive Plan to which these development

standards would be applied over time, placing the "ball" in the court of the private sector to bring development proposals to the City.

PUBLIC COMMENT:
Comments were received from the following:

Mr. Ron Gatz, 2137 East 36th Street, Joplin, explained that he is a member of the CART and a co-chair of the Economic Development Sub-committee. He appeared in favor of the proposals and expressed his opinion that the proposals are in keeping with the community feedback that CART received or are in compliance with the spirit of those recommendations and consistent with the direction that was expressed in the CART report adopted by the City.

Mr. Harlan Snow, 2550 East 12th Street, Joplin, was not necessarily opposed to the recommended plan but expressed concern about allowing commercial zoning along the segment of East 20th Street from Delaware Avenue to Range Line Road. He thought the commercial interests and municipal interests should always be centered on the redevelopment of land when it grows tired from the way it is currently being used.

Attachment A

Mixed-Use
DEVELOPMENT STANDARDS & GUIDELINES



The focus of the "Mixed-Use Development Standards & Guidelines" is to guide market choice in key corridor of South Main Street to Downtown Joplin, so that emerging business districts can infill our historic "Main Street" north to our city core. Non-residential land uses along the adjoining side-streets and the rear lot lines of the Main Street Corridor should complement surrounding residential neighborhoods. Site planning details will be guided by these development standards. The site plans presented by private sector developers must follow the standards by applying them in rezoning and site plan review applications.

City of JOPLIN, MISSOURI
DEVELOPMENT STANDARDS & GUIDELINES

February-March, 2012

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CITY OF JOPLIN MISSOURI

PLANNING CONSULTANT
LOCHNER

INTRODUCTION 1



*The **Mixed-Use Development Standards & Guidelines** apply to South Main as it connects to Downtown, as designated in the Comprehensive Plan **Future Land Use Map**: the **South Main Street to Downtown Corridor**.*

Introduction

The City of Joplin has a long-standing history of planning and zoning with the use of basic development standards. The City of Joplin **Comprehensive Plan 2012** builds on that long history: The Plan 2012 creates new Development Standards and applies them in newly-designated Overlay Districts by linking the Plan to the City's Zoning Regulations.

The success of our community in recovery efforts to date from the F5 tornado of May 22, 2011 has impacted all aspects of the Joplin Community. The Citizens Advisory Recovery Team (CART) gave a pro-active response. The City Plan 2012 builds on CART's leadership and recommendations.

CART and the public-at-large has called for ***"Development Standards"*** to guide the review and approval of public- and private-sector re-investments in Joplin. **Comprehensive Plan 2012** updates the City's "Future Land Use Plan Map" to create the needed Overlay Districts; and it sets forth these new Development Standards as guides for making decisions when rezoning land and reviewing development proposals.

New Development Standards:

- **Mixed-Use Development Standards**: South Main Street to Downtown Corridor
- **Multi-Use Neighborhood Development Standards**: Residential land uses at the edges of Commercial Corridors
- **Multi-Use Residential-Commercial-Office/Institutional Development Standards**: 20th/26th Streets, Connecticut and South Main Street Gateway Corridors
- **Multi-Use Retail Development Standards**: South Range Line Road/Schifferdecker Road and Maiden Lane Corridors
- **Multi-Use Business District Development Standards**: North Range Line Road, North Main Street Corridor above Downtown

The City's new development standards serve as a guide for the public and private sectors in the redevelopment process. The standards guide revitalization of highly-visible Corridors on Principal Streets shown conceptually on the Future Land Use Plan Map. They apply throughout Joplin, not only in the recovery area. For example, Joplin residents and community stakeholders recognize the importance of the "South Main Street Gateway Corridor" south to I-44. The new Standards were envisioned by hundreds of committed citizens since summer 2011 through CART-sponsored initiatives, such as the "charrette" of community stakeholders in fall 2011, and by continued public input--concluding in the January 2012 adoption of the CART recommendations.

PURPOSE OF STANDARDS AS THEY RELATE TO ZONING



*The **Mixed-Use Development Standards** guide development in the South Main Street to Downtown Corridor, driven by private-sector market choice of what density should be at any given site. The standards will guide the Zoning & Planning Commission in recommending--and the City Council in approving--each site plan in this Corridor Overlay District. Off-site improvements are addressed and coordinated with site plan proposals, such as compatibility with neighboring residences.*

Purpose of Development Standards

The purpose of these development standards is to require preferred development in select Corridor Overlay Districts. The standards promote compatible site planning in the key corridor districts that the Joplin *Comprehensive Plan 2012* sets forth, led by the private-market decisions of Joplin land owners. The standards focus on the Principal Street Corridors, but apply to land in the neighborhoods at the edges of the corridors, as well. They provide direction to developers by clearly stating the development requirements of the City in review and approval of site plans and rezoning applications.

Link to Regulatory Requirements

Zoning text amendments implement the development standards that are being adopted as Appendices of the Plan 2012. The new standards are applied through the city's zoning ordinance (and eventually, also the city's subdivision regulations):

- **As conditions of rezoning approval**, and/or
- **As conditions of site plan approval.**

The new Corridor Overlay Districts are designated in the Plan (shown generally on the Future Land Use Plan Map); and, the new Development Standards are set forth in the Plan Appendices for each district. At the same time, the new districts and development standards are linked to the City's Zoning Regulations through Zoning Text Amendments as of winter, 2012 to create a new policy-based development review process. The two official City documents—the City's land use and development policy plan, and its land use regulatory ordinances—now will guide in tandem the recommendations by the Zoning & Planning Commission and decisions by the City Council when reviewing site plans, infill development proposals, and zoning applications; and when formulating capital improvement programs in the established corridor districts.

Applying Development Standards

Each set of Development Standards is based on principles from public input, as set forth in the Future Land Use Section in Chapter 5—of the Plan. Guiding Principles for the unique Joplin market set public policy for each district. All Development Standards of the Plan 2012 are based on these guiding principles, and they are applied through the Joplin Zoning Ordinance as site plan requirements that must be met for re-zoning and/or site plan approval. Each site plan is unique in its topography, its relationship to neighboring districts and land uses, to the public rights-of-way, and to market opportunities. Therefore, the Plan 2012 Development Standards are applied to unique development proposals by the private sector in review by the public sector. They are adopted as guidelines in tandem with zoning regulations; and they guide "preferred" development with the language of standards (such as "must be provided"). The standards link policy with regulations, so that the Plan does not "sit on the shelf;" rather it is a guide for implementing zoning regulations.

VISUAL PREFERENCE SURVEY 2

Planning Commissioners and stakeholders scored preferred images in a "Visual Preference Survey" for the City of Joplin ***Comprehensive Plan Update 2012****. Images in eight categories were rated for how appropriate each was for its category (Streetscape, Building Design, etc.) and as a "preferred" image for Joplin's "Development Guidelines." For a* ***complete summary*** *see the City of Joplin* ***Development and Planning Department at City Hall****.*

CATEGORY	MOST PREFERRED	LEAST PREFERRED
Landscape: Streetscape		
	• Inviting and Orderly • Welcoming and secure	• Basic and simple, but also neat • Natural stormwater
Landscape: Interior Sites		
	• Friendly, safe, attention to detail • Planned • Organized • Thought-out	• Uninviting • Grass berm only curb appeal
Building Materials: Commercial		
	• Good Corporate Design • Clean look	• Priced to market niche • Uninteresting
Building Materials: High-density Residential		
	• Traditional • Classic • Niche Market not yet here	• Unwelcoming and stark • Not durable material

VISUAL PREFERENCE SURVEY

Planning Commissioners and stakeholders scored preferred images in a "Visual Preference Survey" for the City of Joplin ***Comprehensive Plan Update 2012****. Images in eight categories were rated for how appropriate each was for its category (Streetscape, Building Design, etc.) and as a "preferred" image for Joplin's "Development Guidelines."*

CATEGORY	MOST PREFERRED	LEAST PREFERRED
Building Design: High-density Residential	 • Interesting and detailed • Single-family or "Big House" look	 • Standard Multifamily
Building Design: Commercial	 • Attractive corporate design • Forward thinking alternative	 • Utilitarian • OK for niche price-point
Public Realm: Art	 • Functional art • Inviting and welcoming	 • Requires proper location • Proper scale
Public Realm: Use of Public Space	 • Inviting and safe • Shade is welcoming • Multiple areas	 • Minimalist but useful • Appropriate in context

DEVELOPMENT STANDARDS in DISTRICTS 3

Five Sets of Development Standards:

1. **Mixed-Use Development Standards:** South Main Street to Downtown Corridor
2. **Multi-Use Neighborhood Development Standards:** Residential Neighborhoods at the Edges of Designated Corridors
3. **Multi-Use Residential-Commercial-Office Development Standards:** 20th/26th Streets and Connecticut Avenue and South Main Street Gateway Corridors
4. **Multi-Use Retail Development Standards:** South Range Line Road and Schifferdecker and Maiden Lane Corridors
5. **Multi-Use Business District Development Standards:** East 20th Street, North Range Line Road, North Main Street Corridors

Land Uses in Each Development Standard:

1. **Mixed-Use Land Uses:** Retail-commercial, Office/ Institutional, Higher-density Residential
2. **Multi-Use Neighborhood Land Uses:** Low-density and Higher-density Residential, Neighborhood-commercial
3. **Multi-Use Residential-Commercial-Office Land Uses:** Low-density and Higher-density Residential, Retail-commercial, Office/Institutional
4. **Multi-Use Business District Land Uses:** Retail-Commercial, Office/Institutional
5. **Multi-Use Business District Land Uses:** Retail-commercial, Office/Institutional, Restricted Industrial

Zoning Approval in Each Corridor:

The City of Joplin **Comprehensive Plan 2012** updates the "Future Land Use Plan Map" as a policy guide for making decisions when rezoning land to higher-intensity uses and approving site plans for Corridor parcels. The new standards shall be applied as:

- Conditions of **site plan approval,** or
- Conditions of **rezoning approval to a higher-intensity PD** classification.

PD rezoning applications for ***higher-intensity land uses*** along the Corridors ***require minimum depth of development*** (or of contiguous development parcels under single ownership) from the corridor rights-of-way to meet Development Standards for site access, circulation, buffers and added setbacks, and related site plan improvements; and ***to ensure land use compatibility with neighboring Corridor land uses as well as neighboring land uses behind the Corridor***.

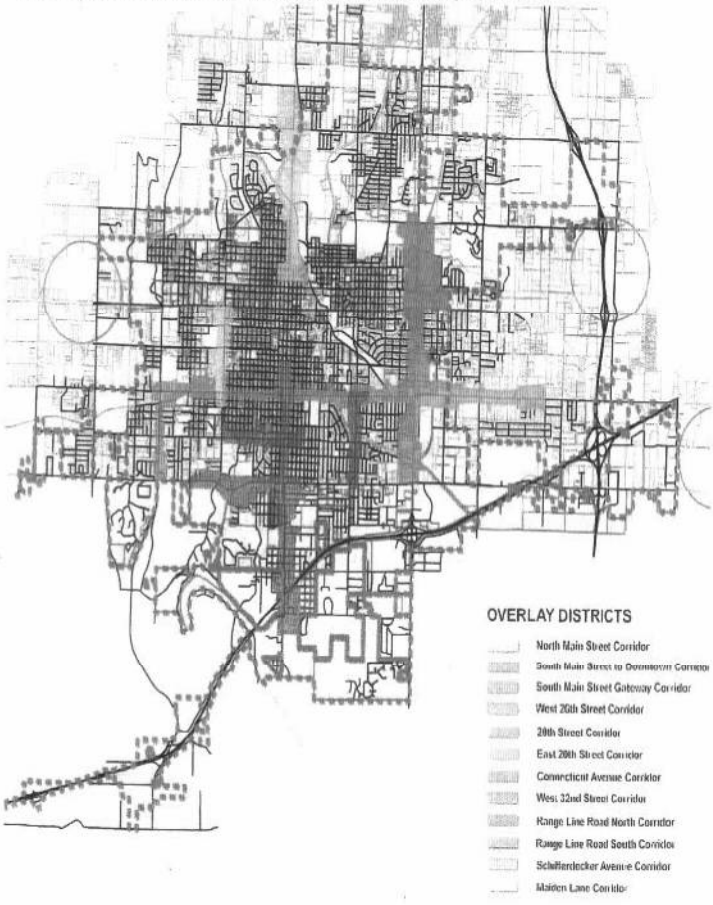
In each Corridor a land owner/developer has choices:

- **Develop** as already zoned--with Site Plan Approval
- **Seek rezoning** to a land use **already permitted** on the underlying Future land Use Map--with Site Plan Approval
- **Seek Planned Development (PD) rezoning** to a **higher-intensity land use permitted** for review under these Development Standards--with Site Plan Approval

The general location of each Corridor is illustrated on the Plan 2012 Future Land Use Map (shown in the graphic to the right).

Corridors Designated Citywide:

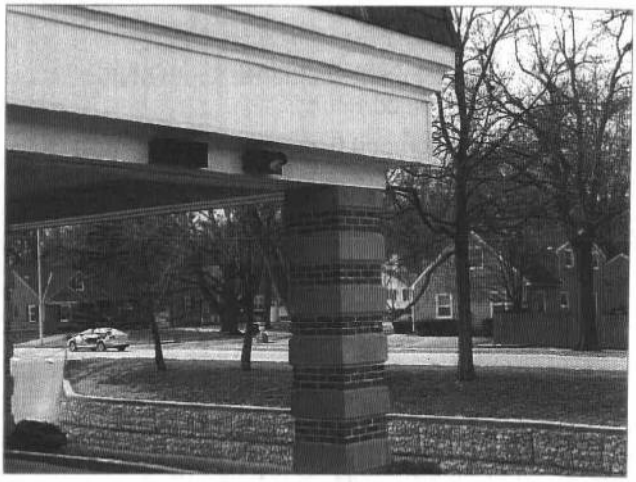
The Corridors depicted in the Plan are for illustration, only. See the Joplin Zoning Regulations for official designations.



SITE LAYOUT & DEVELOPMENT PATTERN 4



Off-street parking in rear lots behind South Main Street buildings must be attractively connected to give pedestrians clear access to store entrances from parking areas.



South Main Street businesses that back on to residential districts on rear perimeter streets must be buffered with residential-pattern landscaping along the rear streets such as street trees that complement street trees on the residential lots.

Building Location and Orientation

Guidelines: Reinforce the character and quality of South Main Street as a historic land use pattern: More dense than other areas of Joplin. Appropriately sited buildings will greatly enhance the formation of the public streetscape and maintain Joplin's historic "sense of place" in its links to Downtown.

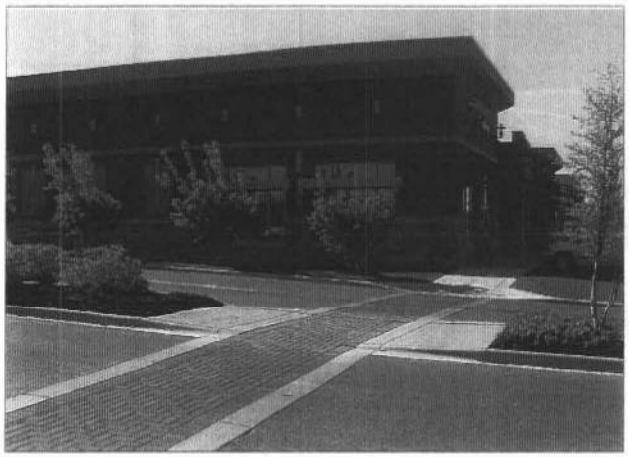
Standards—Residential Edges

- Along residential districts behind Main Street buildings, higher-density residential buildings are encouraged to be arranged and grouped to create a distinct neighborhood residential edge adjacent to the corridor. This edge must be maintained by locating at least fifty percent (50%) of the residential building's "active wall" oriented toward the retail-commercial district. An "active wall" is considered the side of the building containing the majority of the residential entrances and windows.
- Primary entrances to residential uses at ground level must be oriented toward local street rights-of-way rather than rear parking lots.
- Commercial parking lots located next to residential areas must be screened and bermed; or, if connected visually, then create residential-pattern landscaping with street trees and similar residential planting patterns.
- Ground based mechanical equipment and trash receptacles must be located away from property lines adjacent to existing residential areas and adequately screened.

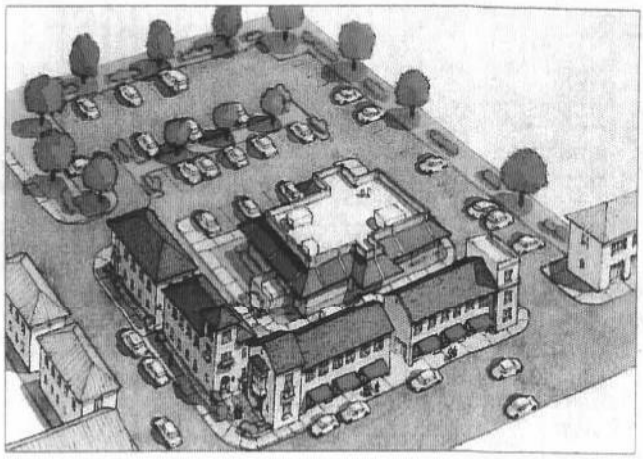
Standards—South Main Street Commercial

- Create visual interest in streetscape, walks, and public gathering places along South Main Street.
- To the extent possible, parking must be linked to adjacent parking lots.
- Create a focal point at the corners of 20th/26th and at 15th Street and South Main Street. A focal point may consist of a building with exceptional architectural design, a vertical architectural feature, public art, and/or exceptional designed public plaza or landscape amenities. Cluster individual freestanding buildings to define an edge (along the street or parking area) and create amenity areas between buildings. The even dispersal of freestanding buildings in a widely spaced pattern is not desirable at such focal points at key intersections.
- Deep, multi-aisled parking lots located behind the buildings must be landscaped with planting islands and with two (2) trees for every 20-space interlock.
- On-street parking is encouraged along South Main Street. When on-street parking is provided, a majority of the street frontage must be occupied by buildings with deeper sidewalks at the curb-line to allow for pedestrian and parked car interaction in a safe and welcoming manner. To create public gathering places, curb-line walks are encouraged to have street tree plantings and exceed 15-feet in depth.

SITE LAYOUT & DEVELOPMENT PATTERN



Commercial buildings are encouraged to be placed on the Main Street sidewalk line. Crosswalks should be distinguished by color, texture, or height of paving materials that define a safe place to cross streets.



Commercial development on South Main Street leading to Downtown is encouraged to be built up to the front lot line the same way historic building was placed on the Main Street sidewalk. Off-street parking lots are encouraged to be place at the rear of the buildings.

Vehicle and Pedestrian Circulation

Guideline: Internal circulation for both vehicles and pedestrians must be from side streets away from South Main Street, and provide connectivity within and between developments. The pedestrian network and the experience of the pedestrian within the development must be considered with the same or higher priority as that of the automobile. Walkways should be designed and buffered in a manner that encourages their use.

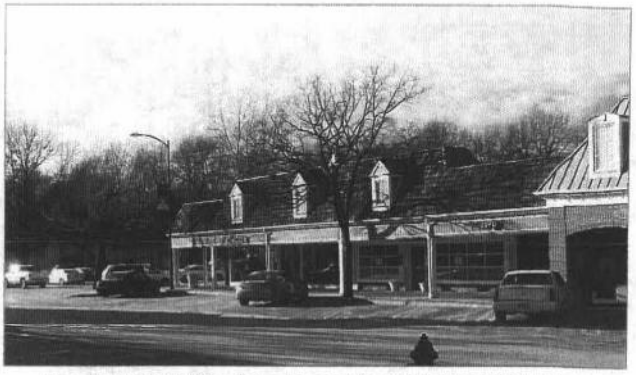
Standards:

- Additional direct access drives from Main Street shall not be allowed.
- Walkways must be at least six (6) feet wide in commercial corridors; wider if in an "Entertainment District."
- Create a network of pedestrian walkways to link the entrances of every commercial building to each other and to the public sidewalk system along perimeter streets, as well as to adjacent neighborhoods.
- Provide walkways along entrance or internal access drives at the curb line designed on South Main Street to include on-street parking; however, across from residential areas, setback at least six (6) feet from drive or parking lot curbs.
- Walkways extending through parking areas must be incorporated into linear landscape strips, with adequate width to accommodate car overhangs and planting areas between the sidewalk and the curb. Crosswalks must vary in pavement and color with landscape islands at pedestrian gathering places on Main Street.
- At each point where a walkway crosses a paved area in a parking lot or internal street or driveway, the crosswalk must be clearly delineated through the use of change in paving materials distinguished by color, texture, or height (see photo upper left).
- Access points to local public streets, circulation drives, and off-street parking must be shared throughout the development area.
- The historic street grid or modified grid on and leading to South Main Street must be preserved.
- Walkways must be built to accommodate one of two situations. They must be built directly adjacent to the building wall to create space for a "transition zone" of pedestrian amenities between the street or drive and walkway such as ornamental street trees, landscape planters, pedestrian lighting, and other streetscape amenities.

SITE LAYOUT & DEVELOPMENT PATTERN



Parking lots behind Main Street buildings must be distributed into small blocks, connected with landscaped and textured walkways (VPS Summary). If adjacent to residential districts, they must has residential scale landscaping.



Commercial parking lots deeper than one-block from the street must have internal connections to storefronts as well as pedestrian connections to the public street.

Parking Lot Layout, Lighting and Design

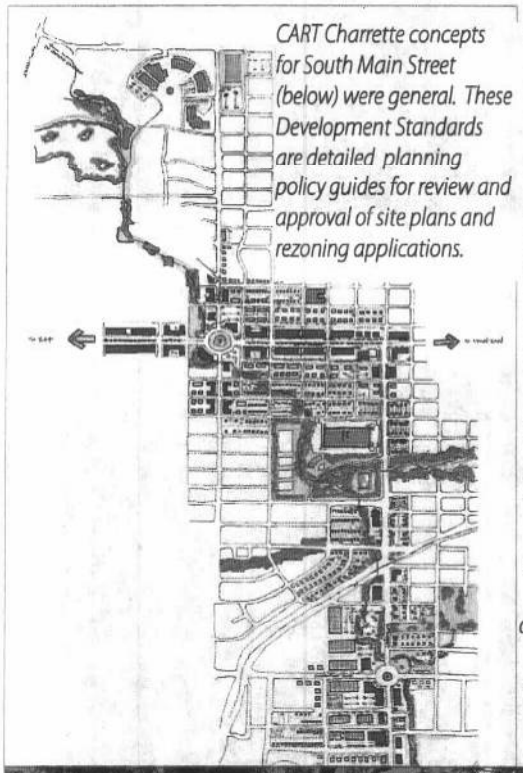
Guidelines: Provide for vehicular and pedestrian access while enhancing views of parking areas from streets and adjoining districts. Parking lots must be effectively landscaped and screened with 2' tall berms and hedges if adjacent to residential districts and existing uses. Enhancing the visual impact of parking maximizes the positive character of streets and buildings through continuity of buildings and streetscape frontages.

Standards:

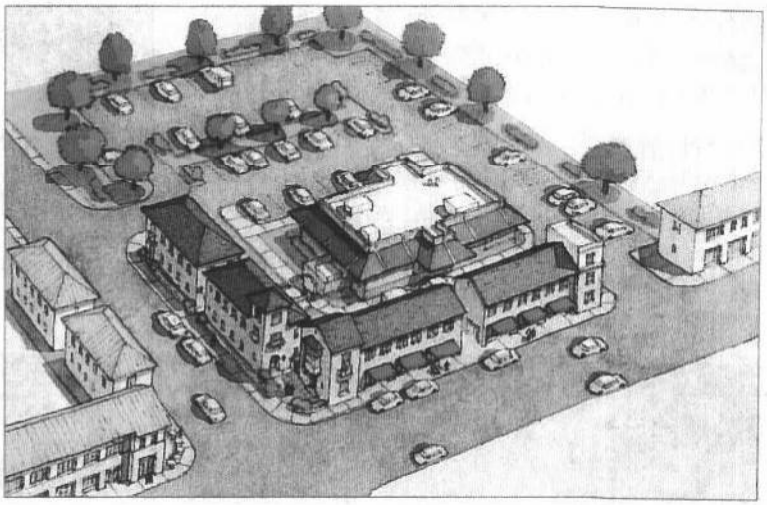
- Parking lots must be attractively landscaped so that the surrounding street network blends with the site plan improvements.
- Plant materials must be a suitable species requiring a minimal amount of regular maintenance and watering to remain healthy and provide a quality appearance.
- Plantings adjacent to residential areas must be improved with sprinkler systems.
- Illumination of parking lots near residential uses must be limited to individual poles and hooded fixtures not to exceed twenty (20) feet in height as measured from grade. Wall-pack fixtures and floodlights that project light outward rather than downward are not permitted. Any building mounted light fixtures must be decorative in nature and used primarily at entrances, rather than for site or parking lot lighting purposes. Fixtures that project light or glare toward street right-of-way or adjoining properties are not permitted.
- Loading and service areas must be located and designed to minimize visibility from streets and adjoining properties.
- Decorative screen walls constructed of long lasting durable materials requiring minimal maintenance must be provided for screening of parking areas adjacent to residential property. Wood fences, surfaces requiring regular painting or staining, and chain link fences are not permitted.
- Screen walls for service and loading areas, and mechanical equipment must be designed to complement the architectural style of the principal building on the site.
- Circulation drive connections must be provided between adjacent nonresidential parking lots. Any business with drive-through lanes must be oriented so the drive-through approach drives do not take egress from South Main Street.
- Connections with adjacent residential areas must be planned and incorporated wherever possible to provide convenient walkable access for nearby neighborhoods.
- A distinct system of internal circulation drives must be provided for access to parking areas. Such circulation drives may not be located along the facades of buildings that contain primary customer entrances in order to minimize pedestrian conflict.
- Parking areas must be distributed into smaller parking blocks to the extent reasonable. Each parking block must be separated by buildings, landscaping, access drives or streets, or pedestrian walkways.
- Where parking blocks cannot be easily defined, interior landscape islands must be provided to visually break up large parking areas.

SITE PLAN AMENITIES AND PREFERRED DEVELOPMENT PATTERNS

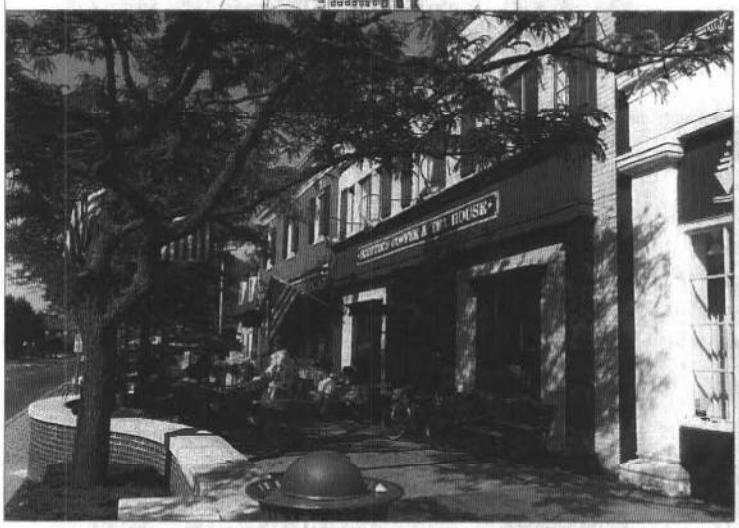
These images are for the interpretation and application of the ***Mixed-Use Development Standards***. They apply to the South Main Street-to-Downtown Corridor Overlay District. These Standards go beyond a general "vision" by spelling out guidelines for how the City of Joplin will decide on site plans and Planned Development (PD) rezoning applications when reviewing land use applications and applying these standards as conditions of site plan and/or rezoning approval.



CART Charrette concepts for South Main Street (below) were general. These Development Standards are detailed planning policy guides for review and approval of site plans and rezoning applications.



Joplin Development Standards in this Overlay District encourage buildings up to the street as shown above; but allow for setbacks from the street provided there is adequate landscaping: a minimum 6-foot wide landscape buffer should be provided along the arterial street right-of-way at the sidewalk, and 10-foot buffer/berm at edges of off-street parking lots. The new standards promote multi-land use compatibility: Commercial parking lots located at the rear of lots, next to residential areas, must create residential-pattern landscaping with street trees and similar residential planting patterns.



Communitywide comments from the CART process called for development standards that create "Mixed-Use" on South Main Street to Downtown. Commercial development that is "built-to" the sidewalk is the historic Downtown Joplin pattern, and is encouraged along the ***South Main Street Corridor to Downtown****. However, it also allows for commercial centers setback based on new Standards.*



Interior parking is encouraged for South Main Street buildings that are setback from Main Street. Interior connectivity and islands for interior landscaping are required to complement public streetscape plantings along the street.

BUILDING DESIGN & MATERIALS 5

The design and treatment of commercial buildings will play an important role in the visual identity of Mixed-Use Overlay District as applied to the South Main Street Corridor to Downtown. Where there are adjacent residential areas these Standards promote function, quality, and appearance of mixed-uses of land that are compatible in context of Joplin's historic Downtown.

New market niches for Joplin provide reinvestment options such as for congregate living/assisted living, continuum care residential villages (given the deep support services of Joplin hospitals and clinics), and Higher-density Housing--all of which would be compatible with higher-intensity Main Street uses.



These duplex/fourplex units are "Modular Homes" built off-site. The good design and quality materials go well with the site planning and street layout, including island streetscaping and street trees.



Facades of building across from residential areas must incorporate residential fenestration and pedestrian-friendly spaces.



Storefront commercial facades across from residential districts must have residential design elements and use natural materials.



Where South Main Street businesses are across from residential districts, extensive landscaping and berms must screen along the street edge.



For deeper-setback development not along South Main Street, an attractive facade with pedestrian walkways must be provided between the buildings and parking lot.

BUILDING DESIGN

Building Scale and Massing

Guidelines: The scale and massing of buildings should replicate the historic South Main Street-to-Downtown appearance, scale and massing.

Standards--Commercial:

- Buildings must be designed to create a human scale with elements such as canopies or porticos, arcades, colonnades, raised landscape planters, pedestrian level lighting, and special building material treatments at the base of the building.
- Buildings must not exceed 50 feet in height and, if near residential uses, compatible in design, scale, and massing.
- Buildings near residential uses must include sloped roofs, or the appearance of sloped roofs (mansard and gables) to maintain a residential appearance, unless other architectural features and site design provide residential compatibility.
- Nonresidential sites designed to "back up to" residential areas, rather than integrate with their neighbors, must provide greater setbacks and landscape buffers. Developments with loading docks, overhead doors, or commercial parking lots adjacent to residential districts must provide greater landscape buffers.
- Each building must have similar qualities and architectural elements that contribute to the overall theme and must include some of the following: arched windows, covered walkways, open courtyards, tile roofs, vertical towers, etc. Buildings must have architectural interest and variety to avoid the effect of long or massive walls with no relation to human scale. Building walls facing a street, pedestrian walkway, or adjacent residential development must meet the following:
  - Incorporate architectural features such as columns, ribs, pilaster or piers, changes in plane, changes in texture or masonry pattern, or an equivalent element that subdivides the wall into human scale proportions.
  - Incorporate a building bay or structural building system for walls exceeding 30 feet in width. Bays must be visually established by architectural features, changes in wall planes, changes in texture or materials and fenestration pattern no less than twelve inches (12") in width.
  - Incorporate at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade and extending at least twenty (20) percent of the entire length of the façade.
  - Incorporate features into ground level walls such as windows, entrances, arcades, arbors, awnings, trellises, or alternative architectural detail that defines human scale to subdivide façade along no less than 60 percent of the façade. Windows must be recessed and include visually prominent sills or other forms of framing.
- The sides and rear of the nonresidential buildings must be treated with the same level of design quality and appearance as the front facades where such elevations are visible from a street or parking lots.
- Upper floors should be differentiated architecturally from lower levels. The step-back areas are encouraged for upper floor balconies and rooftop gardens.
- Windows should comprise 25-50 percent of upper facades, and reflect a rhythm, scale, and proportion compatible with the overall building design.
- Distinctive roof forms, profiles, and cornices are encouraged to provide a termination of the top of the building. On focal point corners of South Main Street, the roof design should emphasize the corner.



Commercial buildings on and off of South Main Street must be designed to create a human scale along the street and behind Main Street with elements such as canopies or porticos.

BUILDING DESIGN & MATERIALS



Downtown Joplin sets a great example of Main Street good building massing and design for ground level storefronts: with significant glass oriented to the street, with upper levels differentiated architecturally.



New market niches must match the Joplin economic market, and if so, then higher cost durable materials such as brick and stone can provide an attractive and sturdy product.

Building Materials and Design

Guidelines: To provide commercial development with building materials and colors that are durable, attractive, and have low maintenance requirements.

Standards--Commercial:

- Consistent architectural design and durable building materials, such as natural or synthetic stone, brick and stucco must be carried throughout the development; and finished-out on all sides adjacent to residential districts . Designs that provide visual interest and variety, consistent with theme, are required.
- Individual "corporate image" design elements and colors must be incorporated only as secondary elements to the development. Such elements must be consistent and blend with the larger development area.
- A variety and well-proportioned mixture of exterior building materials and colors must be used to create visual interest and to avoid monotony. No one material and color should dominate a building or a development.
- Roofs visible from the ground must be of durable materials and hues consistent with the building exterior. Preferred materials include concrete or clay tile, slate, copper or other architectural metals, and synthetic materials creating a similar appearance. Asphalt or wood shingles are not permitted.
- Water-managed Exterior Installation Finish Systems (EIFS) may be incorporated, but in higher protected areas, not as ground-contact applications.

Standards--High-density Residential:

- Exterior building materials must consist of those that are durable, economically-maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; or glass.
- Materials considered not acceptable include: vinyl siding; smooth-faced gray concrete block, painted or stained concrete block, split shakes, rough-sawn wood, or EIFS.
- Building materials and design should follow market niche opportunities for each unique district and market area.
- HVAC systems for both commercial and high-density residential developments must be screened from the street and, if adjacent to low-density residential districts, from the adjoining properties.
- Both commercial storefronts and high-density residential developments across from low-density residential districts must have residential design elements that create visually compatible transitions, using natural materials carried throughout the development.

LANDSCAPING & OPEN SPACE 6

A key element of new commercial development along South Main Street is creation of public gathering spaces on the street with site amenities and pedestrian-scale features to enhance the overall streetscape "experience." Higher-intensity developments should offer attractive places for pedestrians to gather and interact. Gathering spaces should be incorporated as urban design elements at key intersections, such as at 15th Street and South Main Street.



Attractive and inviting pedestrian-scale spaces, improved to make them useful, well-integrated into the streetscape and near storefronts, will contribute to an intimate neighborhood feeling.

Minimum Landscape Requirements

Guidelines: Apply standards to ensure that South Main Street commercial development is aesthetically pleasing and sets and example for functional, pedestrian-friendly open space.

Standards:

- For commercial development on South Main Street, a minimum 10-foot wide sidewalk with streetscape landscaping must be provided along the street right-of-way, and if possible, at least 15- to 20- foot deep sidewalk at the curb line to create room for public sidewalk gathering places.
- In areas where parking and residential areas are located together, a landscape buffer or screening must be provided through planting shrubs and other low vegetation between trees, no less than 3 feet in height.





The Joplin Mall entrance off of Range Line Road is a good model to replicate on South Main Street where deeper parking lots extend into rear parking lots. Pedestrian amenities should be added on Main.

Site Amenities and Vegetation

Guidelines: Provide a variety of landscape features that extend Downtown streetscape patterns and provide areas for gathering, pedestrian movement, and recreation.

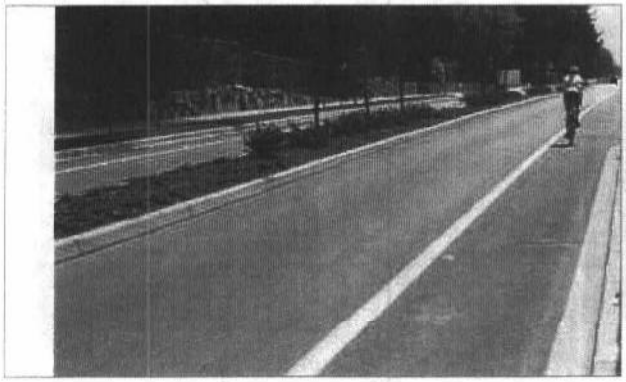
Standards:

Site amenities such as public plazas or open landscaped gathering spaces must generally be provided in commercial developments. Desired site amenities include the following.

- Public plaza with seating;
- Landscaped mini-park or square;
- Public art feature or clock tower;
- Other similar area of focal feature that in the city's judgment is an appropriate public gathering space or urban design enhancement.

- Site amenities must be an integral part of the overall development design, rather than an undevelopable remnant parcel, storm water facility, or an unusable perimeter buffer.
- Public gathering spaces must have direct access to the public sidewalk network, accented with functional landscaping.
- Open storm drainage and detention areas visible to the public should be incorporated into the design of the development as an attractive water feature amenity or open space focal point. Such an area may be considered a site amenity provided it meets the spirit and intent of these guidelines to serve as a development amenity or public gathering space.
- Ornamental trees must be planted, such as Honey Locust trees, that can withstand the urban heat of Main Street.

OPEN SPACE AMENITIES and the Public Realm



Bike lanes on side streets that parallel and link to South Main Street should be painted for shared-road connections to bike paths.



Public art must be functional and create inviting, "welcoming" gateways to public and private open space, targeted for the South Main Street to Downtown Corridor as a link to the South Main Gateway Corridor.

Recreation

Guidelines: Connect shared-road bike lanes on side streets that parallel South Main Street so that trails and other recreation improvements can be extended to adjacent neighborhoods.

Standards:

- Open space for public recreational use must be provided in useful, quality spaces integrated purposefully into the overall development design.
- Green spaces must be improved along rear parking lots and commercial developments behind South Main Street development.
- Plazas, seating areas, recreational facilities, or other similar features for the use and enjoyment of pedestrians must be provided along South Main Street.

Sidewalks

Guidelines: Internal walks to link with public sidewalks.

Standards:



- Sidewalks at least 10-feet in width must be provided along both sides of South Main Street, and deeper if in an "Entertainment District" of the Joplin *Downtown Plan*.
- Where buildings create a street amenity zone, sidewalks should be 15-20 feet deep from street curb line-to-building wall.
- Zones next to residential districts must have neighborhood amenities, such as crosswalks with street trees, rather than commercial landscaping.

Public Art

Guidelines: Provide attractive and functional art in public gathering places that support Downtown streetscape themes.

Standards:

- Where public art can help create a street edge, art objects should help promote a 'pedestrian zone' and an 'amenity zone' near street furnishings, and seating.
- The visual and physical impact of public art must blend into the surroundings and be placed in proper scale, to help create inviting and welcoming public places and a "Sense of Place" that helps connect to Downtown, such as a "String of Pearls" lighting and streetscape plantings that carry Downtown themes.

Public Use of Public Space

Guidelines: Provide gathering places that support pedestrian use, including lighting, street trees and benches.

Standards:

- Provide streetscapes with 'pedestrian zones' along South Main Street, and an 'amenity zone' near the street curb for landscaping and street furnishings.
- Amenities such as benches, bike racks, and trash receptacles must be permanently mounted.
- Street lighting must function as unifying elements and can create a "String of Pearls" lighting and streetscape plantings that carry Downtown themes south along Main Street.
- Planting pots and planters should be used in addition to landscape planting areas to compliment the South Main Street streetscape by adding color and variety.

SUSTAINABLE DEVELOPMENT 7





Sustainable Development

Guidelines: Promote site plans that treat environmental impacts in new ways, with benefit of enhancing marketability, improving air quality, stormwater pre-treatment, and reducing operating costs–including public-private partnerships to demonstrate cost-effective sustainable projects.

Standards:

- Manage stormwater runoff by increasing on-site infiltration through methods such as bioswales, bio-retention cells, rain gardens, pervious paving, exfiltration devices, and reuse of stormwater for non-potable uses including landscape irrigation.
- Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation.
- Reduce pollution and land development impacts from motor vehicle use through methods such as minimizing parking lot/garage size, using shared parking facilities, providing facilities and accommodations for bicyclists, and amenities for pedestrians.
- Reduce generation of wastewater and potable water demand in the buildings and for exterior irrigation using methods such as water-conserving fixtures, using indigenous plant materials, and the reuse of rainwater and recycled wastewater or gray water.
- Maximize energy performance by designing the building envelope, HVAC, lighting, and incorporate technologies for non-polluting and renewable energy using methods such as solar.
- Facilitate reduction of waste, accommodating areas to collect and store materials for recycling.
- Integrate the use of building materials or products extracted, harvested or recovered, or manufactured in the region.
- Increase the comfort and well-being of building occupants through methods that reduce indoor chemical and pollutants, increase natural ventilation and day-lighting and views, and provide higher levels of thermal comfort while reducing overall energy consumption.
- Create multimodal "complete streets" on side streets that radiate from Main Street, to promote walking and cycling in addition to safer movement of automobiles.

Stormwater Management

Guidelines: Development should be sensitive to the environmental characteristics of the Corridors drain into linear green spaces. Use low impact development (LID) practices such as landscaping with vegetation native to southern Missouri and providing areas for stormwater runoff to collect and dissipate slowly to prevent pollution and contribute to erosion and flooding.

Standards:

- Sustainable infrastructure, such as natural buffers, native vegetation, bio-retention areas, rain gardens, and pervious paving should be used cost-effectively to reduce the need for larger enclosed piped systems–thus reducing up front development costs as well as long-term maintenance needs.
- Buildings, parking areas, and grading should be set back to ensure minimal maintenance of stormwater facilities.
- Sidewalk streetscape should accommodate stormwater infiltration where possible on side streets and in rear parking lots.

'Sustainable' infrastructure can reduce reliance on traditional stormwater structures (i.e. pipes, channels, and treatment plants) that are expensive to build, operate, and maintain. Sustainable infrastructure also can protect surface waters and drinking water supplies, mitigate the impact of urban heat islands, and reduce energy demands.

APPLYING DEVELOPMENT STANDARDS

The Mixed-Use Development Standards require Planned Development (PD) rezoning applications to assemble parcels ***no less than 220 feet deep from the South Main Street right-of-way*** *to assure proper application of the standards for each Site Plan parcel.*

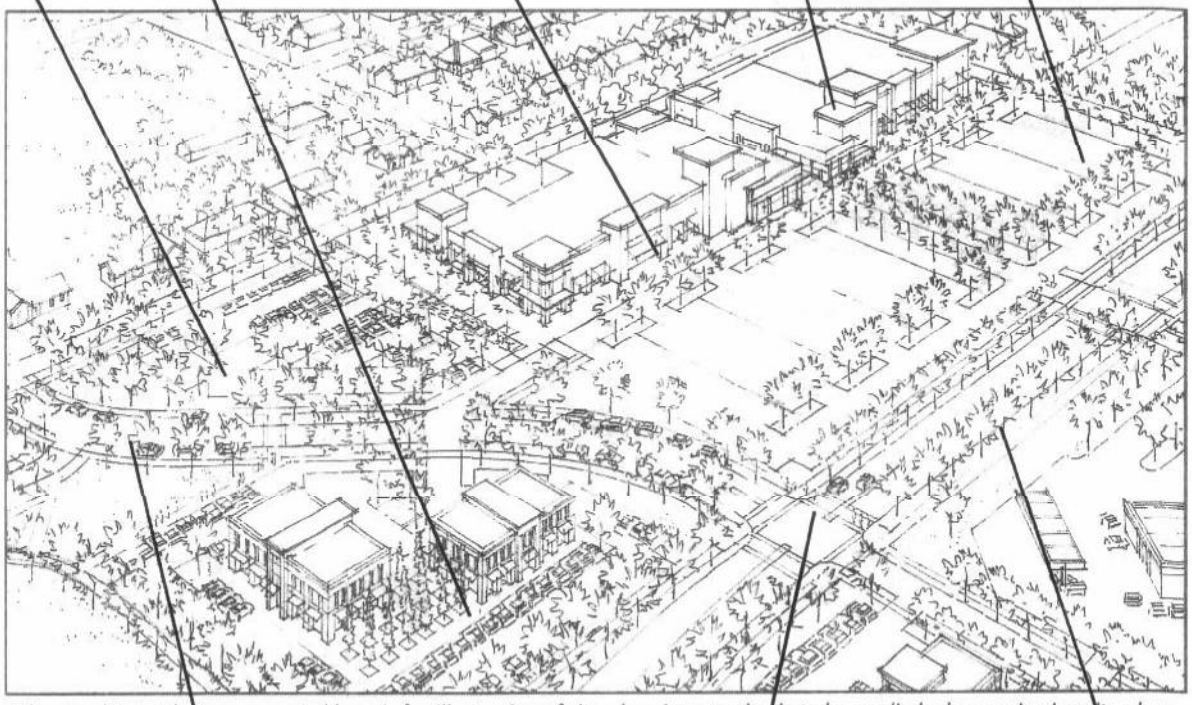
Site improvements must include sidewalks along the perimeter streets from South Main Street. On-street "vest pocket parks" should be considered for the Joplin CIP.

Higher-intensity commercial uses (2-3 stories) with minimal front lot parking are more appropriate for the northern portion of the Main Street to Downtown Corridor, bringing buildings forward to the street.

Interior streets and access drives with interior connections is encouraged along and off the corridors. This allows for better access and safer connections between large surface parking lots.

Lower-intensity commercial uses (1-2 stories) with front lot parking are more appropriate for the southern portion of the Corridor further South on Main Street from Downtown, where parking lots in the front are more appropriate transitions to the South Main Street Gateway leading to I-44.

Based on the commercial density proposed by the site developer, a larger off-street parking lot behind South Main Street buildings can accommodate special events. The off-street parking area should be well-landscaped as it faces neighboring residential districts.



The graphic rendering presented here is for illustration of site planning standards to be applied when reviewing site plans and rezoning applications by the development standards. The mixed-uses of land allowed under the Development Standards require careful application of Site Planning Principles to create a preferred Main Street "edge" on the corridor.

Cross streets that lead from South Main Street should be planned as "Complete Streets" to promote safe bike and pedestrian access to and from the Main Street Corridor, including trolley stops for multimodal improvements.

Traffic calming crosswalks on South Main Street would improve the corridor as an attractive place to walk and shop and congregate.

Off-street parking lots must be linked and connected for integrated traffic movement, without having to exit onto the public street.

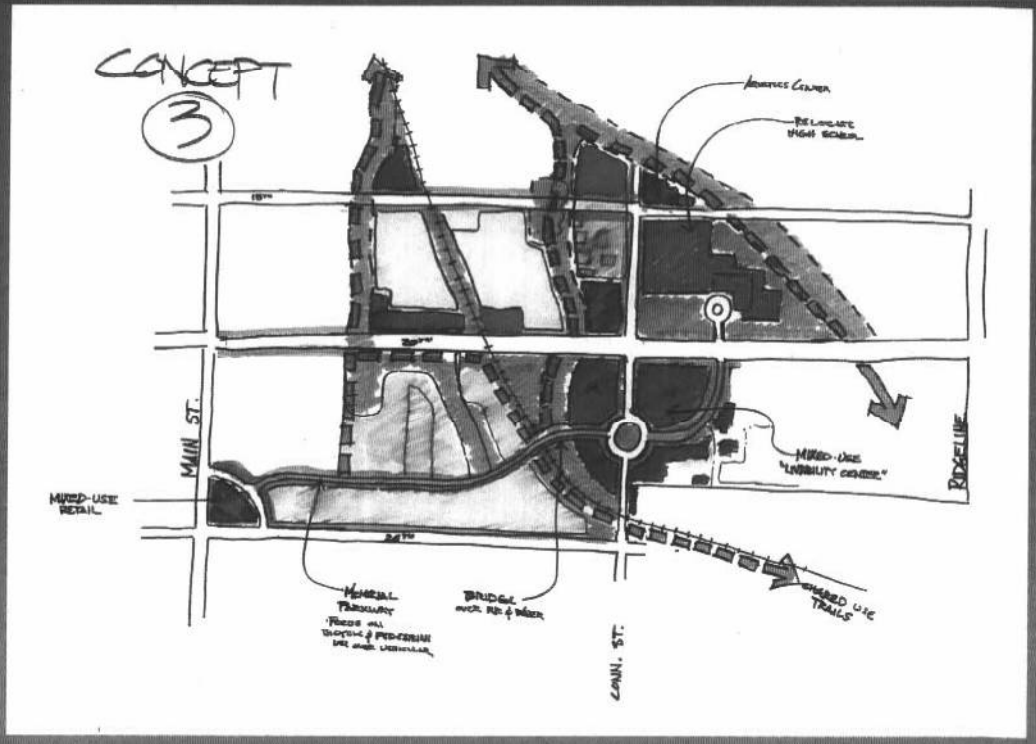
Mixed-Use DEVELOPMENT STANDARDS and Guidelines

City of JOPLIN, MISSOURI
February-March, 2012

LOCHNER

Attachment B

Multi-Use Residential-Commercial-Office/Institutional
DEVELOPMENT STANDARDS & GUIDELINES



The focus of the "Multi-Use Residential-Commercial-Office/Institutional Development Standards & Guidelines" is to guide market choice in key corridors, such as in the 20th/26th Street Corridors, Connecticut Avenue and South Main Street Gateway Corridors, so that emerging Multi-use districts can grow and complement surrounding residential neighborhoods. Site plans will be guided by the development standards. The site plans presented by private sector developers must follow the guidelines by applying the development standards. Public sector partners--the Joplin School District, the MSSU planners, the Empire District and other utility suppliers--will have these standards as development guides, as well.

City of JOPLIN, MISSOURI
DEVELOPMENT STANDARDS & GUIDELINES

February-March, 2012

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CITY OF JOPLIN MISSOURI

PLANNING CONSULTANT
LOCHNER

INTRODUCTION 1



*The **Multi-Use Residential-Commercial-Office/Institutional Development Standards & Guidelines** apply to corridors designated in the Comprehensive Plan **Future Land Use Map**: the **20th/26th Street, Connecticut Avenue, and South Main Street Gateway Corridors**.*

Introduction

The City of Joplin has a long-standing history of planning and zoning with the use of basic development standards. The City of Joplin **Comprehensive Plan 2012** builds on that long history: The Plan 2012 creates new Development Standards and applies them in newly-designated Corridors by linking the Plan to the City's Zoning Regulations.

The success of our community in recovery efforts to date from the F5 tornado of May 22, 2011 has impacted all aspects of the Joplin Community. The Citizens Advisory Recovery Team (CART) gave a pro-active response. The City Plan 2012 builds on CART's leadership and recommendations.

CART and the public-at-large has called for ***"Development Standards"*** to guide the review and approval of public- and private-sector re-investments in Joplin. **Plan 2012** updates the City's "Future Land Use Plan Map" to outline the general location of the designated Corridors; and it sets forth these new Development Standards as guides for making decisions when rezoning land and reviewing development proposals.

New Development Standards:

- **Mixed-Use Development Standards**: South Main Street to Downtown Corridor
- **Multi-Use Neighborhood Development Standards:** Residential portions of West 26th Street and Edges of Commercial Corridors
- **Multi-Use Residential-Commercial-Office/Institutional Development Standards**: 20th/26th Streets, Connecticut and South Main Street Gateway Corridors
- **Multi-Use Retail Development Standards**: South Range Line Road Corridor
- **Multi-Use Business District Development Standards**: North Range Line Road, North Main Street Corridor above Downtown

The City's new development standards serve as a guide for the public and private sectors in the redevelopment process. The standards guide revitalization of highly-visible Corridors on Principal Streets shown conceptually on the Future Land Use Plan Map. They apply throughout Joplin, not only in the recovery area. For example, Joplin residents and community stakeholders recognize the importance of the "South Main Street Gateway Corridor" south to I-44. The new Standards were envisioned by hundreds of committed citizens since summer 2011 through CART-sponsored initiatives, such as the "charrette" of community stakeholders in fall 2011, and by continued public input--concluding in the January 2012 adoption of the CART recommendations.

PURPOSE OF STANDARDS AS THEY RELATE TO ZONING



*The **Multi-Use Residential-Commercial-Office/ Institutional Development Standards** guide "Multi-Use" development in the 20th/26th Street, Connecticut Avenue and South Main Street Gateway Corridors, driven by private-sector market choices of what mix of land uses should be at any given site. The standards will guide the Zoning & Planning Commission in recommending--and the City Council in approving--each site plan in specific Corridors. Off-site improvements are addressed and coordinated with site plan proposals, such as connecting regional paths.*

Purpose of Development Standards

The purpose of these development standards is to require preferred development in select Planned Development Corridors. The standards promote compatible site planning in the key corridors that the Joplin *Comprehensive Plan 2012* sets forth, led by the private-market decisions of Joplin land owners. The standards focus on the Principal Street Corridors, but apply to land in the neighborhoods at the edges of the corridors, as well. They provide direction to developers by clearly stating the development requirements of the City in review and approval of site plans and rezoning applications.

Link to Regulatory Requirements

The City Zoning Ordinance adopts the new Development Standards by reference. The standards shall be applied:

- As conditions of **site plan approval,** or
- As conditions of **rezoning approval to a higher-intensity PD** classification.

Required PD rezoning applications for ***higher-intensity land uses*** along the Corridors will ***require minimum depth of development*** (or of contiguous development parcels under single ownership) from the corridor rights-of-way to meet the new standards. This will help ensure ***land use compatibility with neighboring Corridor land uses as well as neighboring land uses behind the Corridors.***

The two official City documents—the City's land development policy plan, and its land use regulatory ordinances—now will guide in tandem the recommendations by the Zoning & Planning Commission and decisions by the City Council when reviewing site plans, infill development proposals, and zoning applications; and when formulating capital improvement programs in the established Corridors.

Applying Development Standards

Each set of Development Standards is based on principles from public input, as set forth in the Future Land Use Section—in Chapter 5—of the Plan. Guiding Principles for the unique Joplin market set public policy for each district. All Development Standards of the Plan 2012 are based on these guiding principles, and they are applied through the Joplin Zoning Ordinance as site plan requirements that must be met for site plan approval, or rezoning to higher-intensity land uses along the Corridors. Each site plan is unique in its topography, its relationship to neighboring districts and land uses, to the public rights-of-way, and to market opportunities. Therefore, the Plan 2012 Development Standards are applied to unique development proposals by the private sector to guide "preferred" development with the language of standards (such as "must be provided"). The standards link policy with regulations, so that the Plan does not "sit on the shelf;" rather it is a guide for implementing zoning regulations.

VISUAL PREFERENCE SURVEY 2

Planning Commissioners and stakeholders scored preferred images in a "Visual Preference Survey" for the City of Joplin ***Comprehensive Plan Update 2012****. Images in eight categories were rated for how appropriate each was for its category (Streetscape, Building Design, etc.) and as a "preferred" image for Joplin's "Development Guidelines." For a* ***complete summary*** *see the City of Joplin* ***Planning and Development Department at City Hall****.*

CATEGORY	MOST PREFERRED	LEAST PREFERRED
Landscape: Streetscape		
	• Inviting and Orderly • Welcoming and secure	• Basic and simple, but also neat • Natural stormwater
Landscape: Interior Sites		
	• Friendly, safe, attention to detail • Planned • Organized • Thought-out	• Uninviting • Grass berm only curb appeal
Building Materials: Commercial		
	• Good Corporate Design • Clean look	• Priced to market niche • Uninteresting
Building Materials: High-density Residential		
	• Traditional • Classic • Niche Market not yet here	• Unwelcoming and stark • Not durable material

VISUAL PREFERENCE SURVEY

Planning Commissioners and stakeholders scored preferred images in a "Visual Preference Survey" for the City of Joplin ***Comprehensive Plan Update 2012****. Images in eight categories were rated for how appropriate each was for its category (Streetscape, Building Design, etc.) and as a "preferred" image for Joplin's "Development Guidelines."*

CATEGORY	MOST PREFERRED	LEAST PREFERRED
Building Design: High-density Residential		
	• Interesting and detailed • Single-family or "Big House" look	• Standard Multifamily
Building Design: Commercial		
	• Attractive corporate design • Forward thinking alternative	• Utilitarian • OK for niche price-point
Public Realm: Art		
	• Functional art • Inviting and welcoming	• Requires proper location • Proper scale
Public Realm: Use of Public Space		
	• Inviting and safe • Multiple areas • Shade is welcoming	• Minimalist but useful • Appropriate in context

APPLYING DEVELOPMENT STANDARDS 3

Five Sets of Development Standards:

1. **Mixed-Use Development Standards:** South Main Street to Downtown Corridor
2. **Multi-Use Neighborhood Development Standards:** Residential Neighborhoods at the Edges of Designated Corridors
3. **Multi-Use Residential-Commercial-Office Development Standards:** 20th/26th Streets and Connecticut Avenue and South Main Street Gateway Corridors
4. **Multi-Use Retail Development Standards:** South Range Line Road and Schifferdecker and Maiden Lane Corridors
5. **Multi-Use Business District Development Standards:** East 20th Street, North Range Line Road, North Main Street Corridors

Land Uses in Each Development Standard:

1. **Mixed-Use Land Uses:** Retail-commercial, Office/ Institutional, Higher-density Residential
2. **Multi-Use Neighborhood Land Uses:** Low-density and Higher-density Residential, Neighborhood-commercial
3. **Multi-Use Residential-Commercial-Office Land Uses:** Low-density and Higher-density Residential, Retail-commercial, Office/Institutional
4. **Multi-Use Business District Land Uses:** Retail-Commercial, Office/Institutional
5. **Multi-Use Business District Land Uses:** Retail-commercial, Office/Institutional, Restricted Industrial

Zoning Approval in Each Corridor:

The City of Joplin **Comprehensive Plan 2012** updates the "Future Land Use Plan Map" as a policy guide for making decisions when rezoning land to higher-intensity uses and approving site plans for Corridor parcels. The new standards shall be applied as:

- Conditions of **site plan approval,** or
- Conditions of **rezoning approval to a higher-intensity PD** classification.

PD rezoning applications for ***higher-intensity land uses*** along the Corridors ***require minimum depth of development*** (or of contiguous development parcels under single ownership) from the corridor rights-of-way to meet Development Standards for site access, circulation, buffers and added setbacks, and related site plan improvements; and ***to ensure land use compatibility with neighboring Corridor land uses as well as neighboring land uses behind the Corridor***.

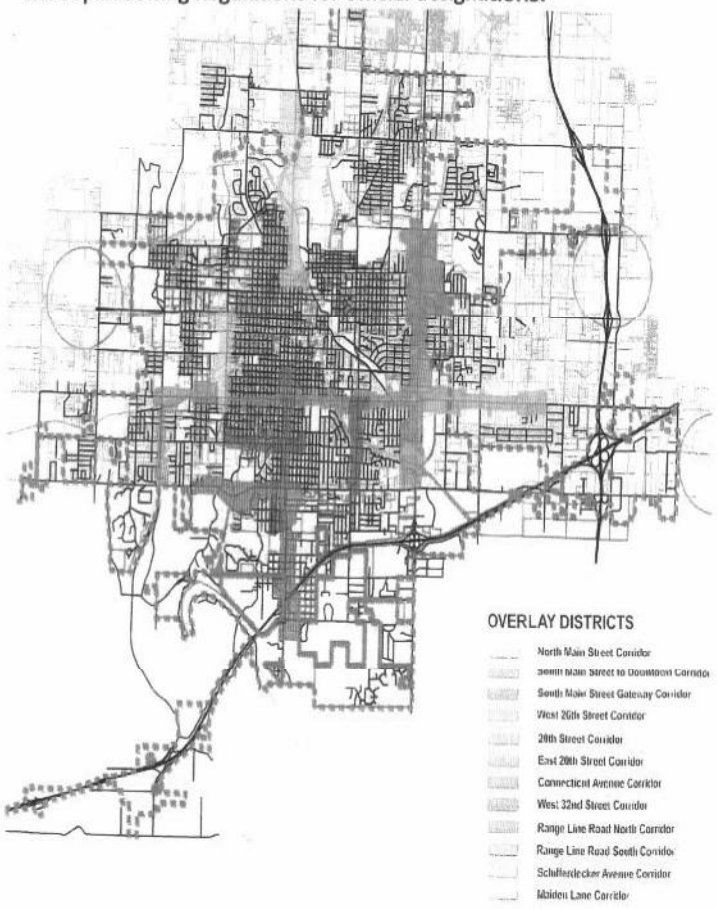
In each Corridor a land owner/developer has choices:

- **Develop** as already zoned--with Site Plan Approval
- **Seek rezoning** to a land use **already permitted** on the underlying Future land Use Map--with Site Plan Approval
- **Seek Planned Development (PD) rezoning** to a **higher-intensity land use permitted** for review under these Development Standards--with Site Plan Approval

The general location of each Corridor is illustrated on the Plan 2012 Future Land Use Map (shown in the graphic to the right).

Corridors Designated Citywide:

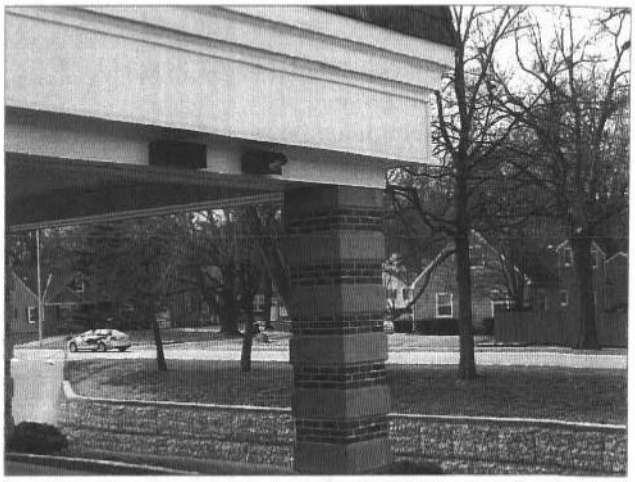
The Corridors depicted in the Plan are for illustration, only. See the Joplin Zoning Regulations for official designations.



SITE LAYOUT & DEVELOPMENT PATTERN 4



Off-street parking and walking must be attractively connected to give pedestrians clear access to store entrances from parking areas.



Commercial lots next to residential districts must be buffered and include residential-pattern landscaping that include street trees to create a more residential-character with appropriate landscape materials.

Building Location and Orientation

Guidelines: Reinforce the character and quality of outdoor public spaces by landscaping parking lots at the street. Appropriately sited buildings will greatly enhance the formation of the public streetscape and provide a "sense of corridor" with a cohesive visual identity and attractive street scene.

Standards—Residential Edges

- Along residential districts connecting to Retail-Commercial, higher-density residential buildings are encouraged to be arranged and grouped to create a distinct neighborhood residential edge adjacent to the commercial district. This edge must be maintained by locating at least fifty percent (50%) of the residential building's "active wall" oriented toward the street. An "active wall" is considered the side of the building containing the majority of the residential entrances and windows.
- Primary entrances to residential uses at ground level must be oriented toward local street rights-of-way rather than rear parking lots.
- Commercial parking lots located next to residential areas must create residential-pattern landscaping with street trees and similar residential planting patterns.
- Ground based mechanical equipment and trash receptacles must be located away from property lines adjacent to existing residential areas and adequately screened from such properties to minimize any visual impacts or noise.

Standards—20th/26th Street

- Create outdoor spaces with patterned streetscape, walks, and greenspace.
- Cross-access must be platted in parking lots for linking to adjacent parking lots.
- Create a focal point at the corners of 20th and Connecticut and of 20th/26th and South Main Streets. A focal point may consist of a building with exceptional architectural design, a vertical architectural feature, public art, and/or exceptional designed public plaza or landscape amenities. Cluster individual freestanding buildings to define an edge (along the street or parking area) and create amenity areas between buildings. The dispersal of freestanding buildings in a widely spaced pattern at focal points of key intersections shall not be permitted.
- Deep, multi-aisled parking lots located between the building and the arterial street must be landscaped with planting islands and, if greater than 20-space rows, improved with a 6-foot wide pedestrian aisle separating the parking space interlocks.
- On-street parking along 20th Street is allowed only when tucked into the site on added street rights-of-way width. When on-street parking is provided, a majority of the street frontage must be occupied by buildings or other structures such as decorative architectural walls (not to exceed 3-feet in height).

SITE LAYOUT & DEVELOPMENT PATTERN



Crosswalks must be distinguished by color, texture, or height of paving materials that define a safe place to cross streets.



Commercial parking lots on the corridors have good examples in Joplin to emulate: good connectivity, good landscaping. New satandards call for street trees 40' on center added to current Buffer Landscaping requirement of the Joplin Zoning Regulations.

Vehicle and Pedestrian Circulation

Guideline: Internal circulation for both vehicles and pedestrians must be safe and convenient, and provide connectivity within and between developments. The pedestrian network and the experience of the pedestrian within the development must be considered with the same or higher priority as that of the automobile. Walkways must be designed and buffered in a manner that encourages their use.

Standards:

Additional direct access drives onto Principal Streets may be allowed if in compliance with Access Management Standards.

- Commercial streets must include a network of pedestrian walkways to link the entrances of commercial buildings to each other and to the public sidewalk system along perimeter streets, as well as to adjacent neighborhoods. Walkways in commercial corridors must be no less than six (6) feet wide.
- Provide walkways along entrance or internal access drives and setback at least six (6) feet from drive or parking lot curbs, unless designed as a street with on-street parking.
- Walkways extending through parking areas must be incorporated into linear landscape strips, with adequate width to accommodate car overhangs and planting areas between the sidewalk and the curb. Walkways must vary in pavement and color with multiple landscape islands to break-up interlock parking greater than 20 parking spaces.
- At each point where a walkway crosses a paved area in a parking lot or internal street or driveway, the crosswalk must be clearly delineated through the use of change in paving materials distinguished by color, texture, or height (see facing page).
- Access points to public streets, circulation drives, and off-street parking must be shared throughout the development area.
- A grid pattern that retains the historic street layout, or modified grid street layouts that respond to local topography are required over cul-de-sac streets.
- Walkways must be built to accommodate one of two situations. They must be built directly adjacent to the building wall to create space for a "transition zone" of pedestrian amenities between the street or drive and walkway such as street trees, landscape planters, pedestrian lighting, and other streetscape amenities; or they must be set back several feet from a building wall to incorporate building foundation landscape plantings.
- Site improvements must help elevate Principal Streets to "complete street" as defined in the Plan, with traffic-calming standards and accommodate all modes of travel--including pedestrian access--if the site is within a designated school improvement district.

SITE LAYOUT & DEVELOPMENT PATTERN



Parking lots must be distributed into small blocks, connected with landscaped and textured walkways (VPS Summary, page 3). If adjacent to residential districts, must have residential-scale landscaping.



Commercial parking lots deeper than one-block from the street should have internal connections to storefronts as well as pedestrian connections to the public street.

Parking Lot Layout, Lighting and Design

Guidelines: Provide for vehicular and pedestrian access while enhancing views of parking areas from streets and adjoining districts. Parking lots must be effectively landscaped and screened with 2' tall berms and hedges if adjacent to residential districts and existing uses. Enhancing the visual impact of parking maximizes the positive character of streets and buildings through continuity of buildings and streetscape frontages.

Standards:

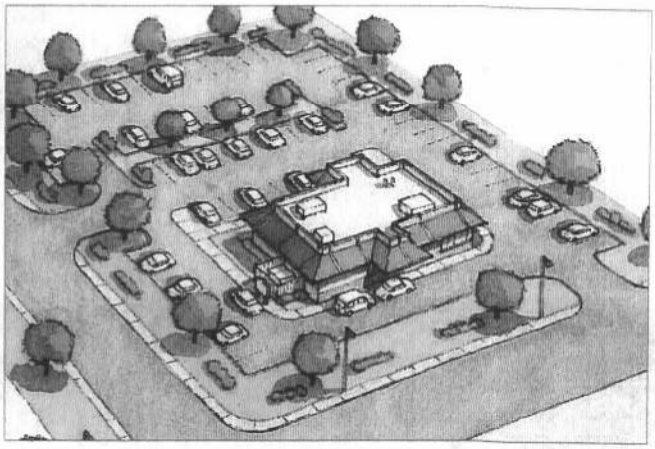
- Parking lots must be attractively landscaped so that the surrounding street network blends with the site plan improvements.
- Off-street parking and circulation drives must be shared throughout the development area.
- Plant materials must be a suitable species requiring a minimal amount of regular maintenance and watering to remain healthy and provide a quality appearance.
- Plantings adjacent to residential areas must be improved with sprinkler systems.
- Illumination of parking lots near residential uses must be limited to individual poles and hooded fixtures not to exceed twenty-five (25) feet in height as measured from grade. Wall-pack fixtures and floodlights that project light outward rather than downward are not permitted. Any building mounted light fixtures must be decorative in nature and used primarily at entrances, rather than for site or parking lot lighting purposes. Fixtures that project light or glare toward street right-of-way or adjoining properties are not permitted.
- Loading and service areas shall be located and designed to minimize visibility from streets and adjoining properties.
- Decorative screen walls constructed of long lasting durable materials requiring minimal maintenance must be provided for screening of parking areas adjacent to residential property. Wood fences, surfaces requiring regular painting or staining, and chain link fences are not allowed.
- Screen walls for service and loading areas, and mechanical equipment must be designed to mirror the architectural style and materials of the principal building on the site.
- Circulation drive connections must be provided between adjacent nonresidential parking lots.
- Connections with adjacent residential areas must be planned and incorporated wherever possible to provide convenient access for nearby neighborhoods, without encouraging cut-through traffic from the commercial center to access a major roadway.
- A distinct system of internal circulation drives must be provided for access to parking areas. Such circulation drives shall not be located along the facades of buildings that contain primary customer entrances in order to minimize pedestrian conflict.
- Parking areas must be distributed into smaller parking blocks to the extent reasonable. Each parking block must be separated by buildings, landscaping, access drives or streets, or pedestrian walkways.
- Where parking blocks cannot be easily defined, additional interior landscape islands must be provided to visually break up large parking areas.

SITE PLAN AMENITIES AND PREFERRED DEVELOPMENT PATTERNS

These images are for the interpretation and application of the ***Multi-Use Residential-Commercial-Office Development Standards***. They apply to specific corridors, including the 20th/26th Street, Connecticut Avenue and South Main Street Gateway Corridors. These Development Standards go beyond a general "vision" by spelling out how the City of Joplin will decide on site plans and Planned Development (PD) rezoning applications when reviewing land use applications in the designated Corridors.

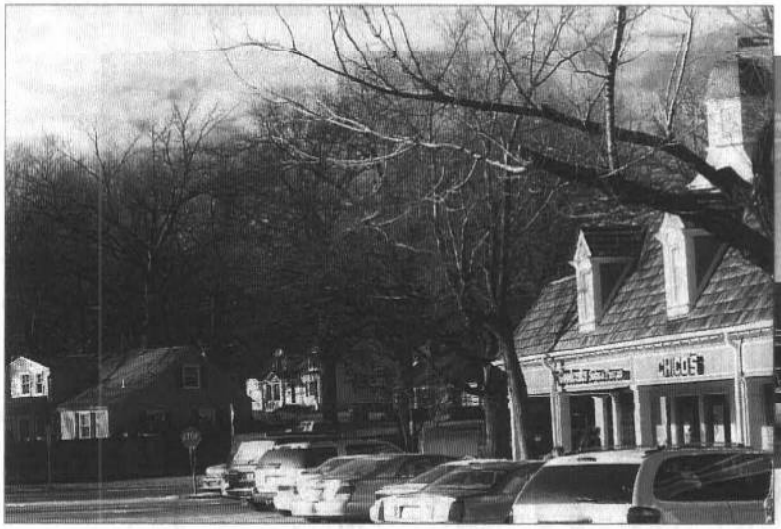


The new Development Standards provide for street trees along the corridors as enhanced landscaping from current City requirements; and enhancing screening and buffering from neighboring residential districts. Access management from the Principal Street is also a critical consideration in providing proper access and circulation to the site. PD Zoning is required if up-zoning along the corridor to a more intense use, with a minimum depth of 180' from the Principal Street.



Joplin Development Standards retail-commercial development in this Corridor call for setbacks from the public street and adequate landscaping: a minimum 5-foot wide landscape buffer must be provided along the arterial street right-of-way at the sidewalk, and 10-foot buffer/ berm at edges of off-street parking lots.

The new standards promote multi-use compatibility: Commercial parking lots next to residential areas must create residential-pattern landscaping with street trees and similar residential planting patterns.



Communitywide comments from the CART process called for development standards that promote compatibility between multi-land uses. Multi-use of land can be developed as neighbors with proper Development Standards along the South Main Street Gateway, Connecticut Avenue and 20th/26th Street Corridors.



Interior parking promotes pedestrian connections within the site, and provide islands for interior landscaping that complements the public streetscape plantings along the public street.

BUILDING DESIGN & MATERIALS 5

The design and treatment of commercial buildings will play an important role in the visual identity of Multi-Use Corridors, such as the South Main Gateway Corridor and on East 20th Street. Where there are adjacent commercial and residential areas these Standards promote function, quality, and appearance of multi-uses of land that are compatible in context of the surrounding areas and in Joplin's history.

New market niches for Joplin provide reinvestment options such as for congregate living/assisted living, continuum care residential villages (given the deep support services of Joplin hospitals and clinics), and Higher-density Housing.



These duplex/fourplex units are "Modular Homes" built off-site. The good design and quality materials go well with the site planning and street layout, including island streetscaping and street trees.



Facades of building across from residential areas must incorporate residential fenestration and pedestrian-friendly spaces.



Storefront commercial facades across from residential districts must have residential design elements and use natural materials.



Use distinctive architectural design and allow height flexibility at focal point corners.



For suburban-style development not situated along the street edge, an attractive facade with pedestrian walkways must be provided between the buildings and parking lot.

BUILDING DESIGN

Building Scale and Massing

Guidelines: The scale and massing of buildings should be comfortable to pedestrians and provide extensive variation to enhance the visual appearance of the area.

Standards--Commercial:

- Buildings must be designed to create a human scale with elements such as canopies or porticos, arcades, colonnades, raised landscape planters, pedestrian level lighting, and durable building material treatments at the base of the building.
- Buildings shall not exceed 40 feet in height and, if near residential uses, compatible in design, scale, and massing.
- Buildings adjacent to residential uses must include sloped roofs, or the appearance of sloped roofs (mansard and gables) to maintain a residential appearance, unless other architectural features and site design provide residential compatibility.
- Nonresidential sites designed to "back up" to residential areas rather than integrate with their neighbors are subject to buffers with greater setbacks and landscape requirements. Setbacks and landscape buffers for developments with loading docks, overhead doors, parking, or nonresidential buildings more than one story in height adjacent to residential districts are subject to enhanced requirements.
- Each building must have similar qualities and architectural elements that contribute to the overall theme and must include some of the following: arched windows, covered walkways, open courtyards, tile roofs, vertical towers, etc. Buildings must have architectural interest and variety to avoid the effect of long or massive walls with no relation to human scale. Building walls facing a street, pedestrian walkway, or adjacent residential development must meet the following:
  - Incorporate architectural features such as columns, ribs, pilaster or piers, changes in plane, changes in texture or masonry pattern, or an equivalent element that subdivides the wall into human scale proportions.
  - Incorporate a building bay or structural building system for walls exceeding 30 feet in width. Bays must be visually established by architectural features, changes in texture or materials and fenestration pattern no less than twelve inches (12") in width.



Commercial buildings must be designed to create a human scale with elements such as canopies or porticos, arcades, colonnades and substantial building material treatments.

  - Incorporate at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade and extending at least twenty (20) percent of the entire length of the façade.
  - Incorporate features into ground level walls such as windows, entrances, arcades, arbors, awnings, trellises, or alternative architectural detail that defines human scale to subdivide façade along no less than 60 percent of the façade. Windows must be recessed and include visually prominent sills or other forms of framing.
- The sides and rear of the nonresidential buildings must be treated with the same level of design quality and appearance as the front facades where such elevations are visible from a street or parking lots.
- Any business with drive-through lanes must be oriented or screened so the drive-through areas are not fully visible from street rights-of-way.
- Upper floors must be differentiated architecturally from lower levels. The step-back areas are encouraged for upper floor balconies and rooftop gardens.
- Windows must comprise 25-50 percent of upper facades, and reflect a rhythm, scale, and proportion compatible with the overall building design.
- Distinctive roof forms, profiles, and cornices are encouraged to provide a termination of the top of the building. On focal point corners, the roof design should emphasize the corner.

BUILDING DESIGN & MATERIALS



Ground level storefronts must incorporate a significant amount of glass oriented toward the street, while upper levels are differentiated architecturally but also incorporate windows facing the street.



New market niches must match the Joplin economic market, and if so, then higher cost durable materials such as brick and stone can provide an attractive and sturdy product.

Building Materials and Design

Guidelines: To provide commercial development with building materials and colors that are durable, attractive, and have low maintenance requirements.

Standards--Commercial:

- Consistent architectural design and durable building materials, such as natural or synthetic stone, brick and stucco must be carried throughout the development; and finished-out on all sides adjacent to residential districts. Designs that provide visual interest and variety, consistent with theme, are required.
- Individual "corporate image" design elements and colors must be incorporated only as secondary elements to the development. Such elements must be consistent and blend with the larger development area.
- A variety and well-proportioned mixture of exterior building materials and colors must be used to create visual interest and to avoid monotony. No one material and color may be permitted to dominate a building or a development.
- Roofs visible from the ground must be of durable materials and hues consistent with the building exterior. Preferred materials include concrete or clay tile, slate, copper or other architectural metals, and synthetic materials creating a similar appearance. Asphalt or wood shingles are not be permitted.
- Water-managed Exterior Installation Finish Systems (EIFS) may be incorporated, but in higher protected areas, not as ground-contact applications.

Standards--Moderate-density Residential:

- Exterior building materials shall consist of those that are durable, economically-maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; or glass.
- Materials not allowed include: vinyl siding; smooth-faced gray concrete block, painted or stained concrete block, split shakes, rough-sawn wood; or EIFS, other than as access panels combined with allowed materials above the ground floor.
- Building materials and design should follow market niche opportunities for each unique district and market area.
- HVAC systems for both commercial and high-density residential developments must be screened from the street and, if adjacent to low-density residential districts, from the adjoining properties.
- Both commercial storefronts and high-density residential developments across from low-density residential districts must have residential design elements that create visually compatible transitions, using natural materials carried throughout the development.

LANDSCAPING & OPEN SPACE 6

A key element of new commercial developments adjacent to residential districts is creation of public gathering spaces with site amenities and pedestrian-scale features to enhance the overall development quality. Higher-intensity developments are to integrate with neighboring residential districts and offer attractive places for neighbors to gather and interact. Gathering spaces should be incorporated as urban design elements at key intersections.



Attractive and inviting pedestrian-scale spaces, improved to make them useful, well-integrated into the streetscape and near storefronts, will contribute to walkability and neighborhood gathering places.

Minimum Landscape Requirements

Guidelines: Apply standards to ensure that commercial development next to residential uses has landscaping to be aesthetically pleasing and provide functional open space.

Standards:

- For commercial development that is suburban in design and intensity, a minimum 5-foot wide landscape buffer must be provided along the arterial street right-of-way at the sidewalk, and 10-foot buffer/berm at edges of off-street parking lots.
- In areas where parking and paving are located between the building and the landscape buffer, screening must be provided through planting shrubs and other low vegetation between trees, at least three (3) feet in height.
- Commercial landscaping next to residential areas shall include sprinkler systems.





Pedestrian amenities and human-scale landscaping promote walking and gathering places, complemented with functional landscaping.

Site Amenities and Vegetation

Guidelines: Provide a variety of landscape features that fit into the overall development design and provide areas for gathering, pedestrian movement, and recreation.

Standards:

- Site amenities such as public plazas or open landscaped gathering spaces must be provided in commercial developments on greater than 1-acre parcels. Allowable site amenities include the following.
  - Public plaza with seating;
  - Landscaped mini-park, neighborhood green, or square;
  - Water feature;
  - Public art feature or clock tower;
  - Other similar area of focal feature that in the city's judgment is an appropriate public gathering space or urban design enhancement.
- Site amenities must be an integral part of the overall development design, rather than an undevelopable remnant parcel, storm water facility, or an unusable perimeter buffer.
- Public gathering spaces must have direct access to the public sidewalk network, accented with functional landscaping.
- Open storm drainage and detention areas visible to the public must be incorporated into the design of the development as water feature amenities or open space focal points. Such areas may be considered site amenities if they meet the spirit and intent for creating public gathering spaces.
- Shade or ornamental trees must be planted in the landscape buffer area along the street frontage at a maximum spacing of one tree per 40 linear feet of right-of-way frontage.
- Planting materials and tree species must meet standards of the Plan and the zoning regulations.

OPEN SPACE AMENITIES and the Public Realm



Walking trails incorporated into site greenspace will provide recreation opportunities to residents of the surrounding area.



Public art should be functional and create inviting, "welcoming" gateways to public and private open space, targeted for the South Main Street Gateway Corridor to I-44.

Recreation

Guidelines: Connect trails and other recreation improvements throughout the community for passive and active recreation, and to support public gathering places within neighborhoods.

Standards:

- Open space for public recreational use must be provided in useful, quality spaces integrated purposefully into the overall development design. A minimum **10 percent of the net development area** is required for higher-intensity land uses than single-family and two-family residential development.
- Green spaces must remain visible and accessible to the public, rather than isolated or secluded behind development.
- Plazas, seating areas, recreational facilities, or similar features for the use and enjoyment of residents must also be provided.

Sidewalks and Trails

Guidelines: Internal walks to link with public sidewalks.

Standards:



- Sidewalks at least 6-feet in width must be provided along both sides of any major streets in commercial developments.
- Multi-use trails must connect to off-site public trail systems.
- Where buildings create a street edge, sidewalks and amenity zones must be 15-20 feet from street-to-building wall.
- Zones next to residential districts must have neighborhood amenities, such as crosswalks with ornamental pavers.

Public Art

Guidelines: Provide attractive and functional art in public gathering places that supports pedestrian amenities.

Standards:

- Where public art can help create a street edge, art objects should help promote a 'pedestrian zone' and an 'amenity zone' near street furnishings, and seating.
- The visual and physical impact of public art should blend into the surroundings and be placed in proper scale, to help create inviting and welcoming public places and a "Sense of Place" that instills community pride.

Public Use of Public Space

Guidelines: Provide gathering places that support pedestrian use, including lighting, street trees and benches.

Standards:

- Where buildings create a street edge, provide streetscapes with 'pedestrian zones' near residential districts, and an 'amenity zone' near the street curb for landscaping and street furnishings.
- Amenities such as benches, bike racks, and trash receptacles shall be incorporated into developments larger than 1-acre.
- Bicycle racks shall be permanently mounted.
- Street lighting must function as unifying elements throughout the Corridor and throughout streets from the Corridor.
- A berm buffer of 2-feet in height must screen parked car lots next to public gathering places and residential districts.
- Planting pots and planters are encouraged in addition to landscape planting areas to complement the surrounding streetscape by adding color and variety.

SUSTAINABLE DEVELOPMENT 7





Sustainable Development

Guidelines: Promote site plans that treat environmental impacts in new ways, with benefit of enhancing marketability, improving air quality, stormwater pre-treatment, and reducing operating costs–including public-private partnerships to demonstrate cost-effective sustainable projects.

Standards:

- Manage stormwater runoff by increasing on-site infiltration through methods such as bioswales, bio-retention cells, rain gardens, pervious paving, exfiltration devices, and reuse of stormwater for non-potable uses including landscape irrigation.
- Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation.
- Reduce pollution and land development impacts from motor vehicle use through methods such as minimizing parking lot/garage size, using shared parking facilities, providing facilities and accommodations for bicyclists, and amenities for pedestrians.
- Reduce generation of wastewater and potable water demand in the buildings and for exterior irrigation using methods such as water-conserving fixtures, using indigenous plant materials, and the reuse of rainwater and recycled wastewater or gray water.
- Maximize energy performance by designing the building envelope, HVAC, lighting, and incorporate technologies for non-polluting and renewable energy using methods such as solar and geothermal.
- Facilitate reduction of waste, accommodating areas to collect and store materials for recycling.
- Integrate the use of building materials or products extracted, harvested or recovered, or manufactured in the region.
- Increase the comfort and well-being of building occupants through methods that reduce indoor chemical and pollutants, increase natural ventilation and day-lighting and views, and provide higher levels of thermal comfort while reducing overall energy consumption.
- Create multimodal "complete streets" that promote walking and cycling in addition to safer movement of automobiles.

Stormwater Management

Guidelines: Development should be sensitive to the environmental characteristics of the Corridors drain into linear green spaces. Use low impact development (LID) practices such as landscaping with vegetation native to southern Missouri and providing areas for stormwater runoff to collect and dissipate slowly to prevent pollution and contribute to erosion and flooding.

Standards:

- Sustainable infrastructure, such as natural buffers, native vegetation, bio-retention areas, rain gardens, and pervious paving should be used cost-effectively to reduce the need for larger enclosed piped systems–thus reducing up front development costs as well as long-term maintenance needs.
- Buildings, parking areas, and grading should be set back to ensure minimal maintenance of stormwater facilities.
- Sidewalk streetscape should accommodate stormwater infiltration where possible.

'Sustainable' infrastructure can reduce reliance on traditional stormwater structures (i.e. pipes, channels, and treatment plants) that are expensive to build, operate, and maintain. Sustainable infrastructure also can protect surface waters and drinking water supplies, mitigate the impact of urban heat islands, and reduce energy demands.

APPLYING DEVELOPMENT STANDARDS

The 20th/26th Street, Connecticut Avenue, and South Main Street Gateway Corridors require Planned Development (PD) rezoning applications to assemble parcels no less than 180 feet deep from the Principal Street rights-of-way to assure proper application of the Development Standards in site-planning the higher-intensity zoned parcel.

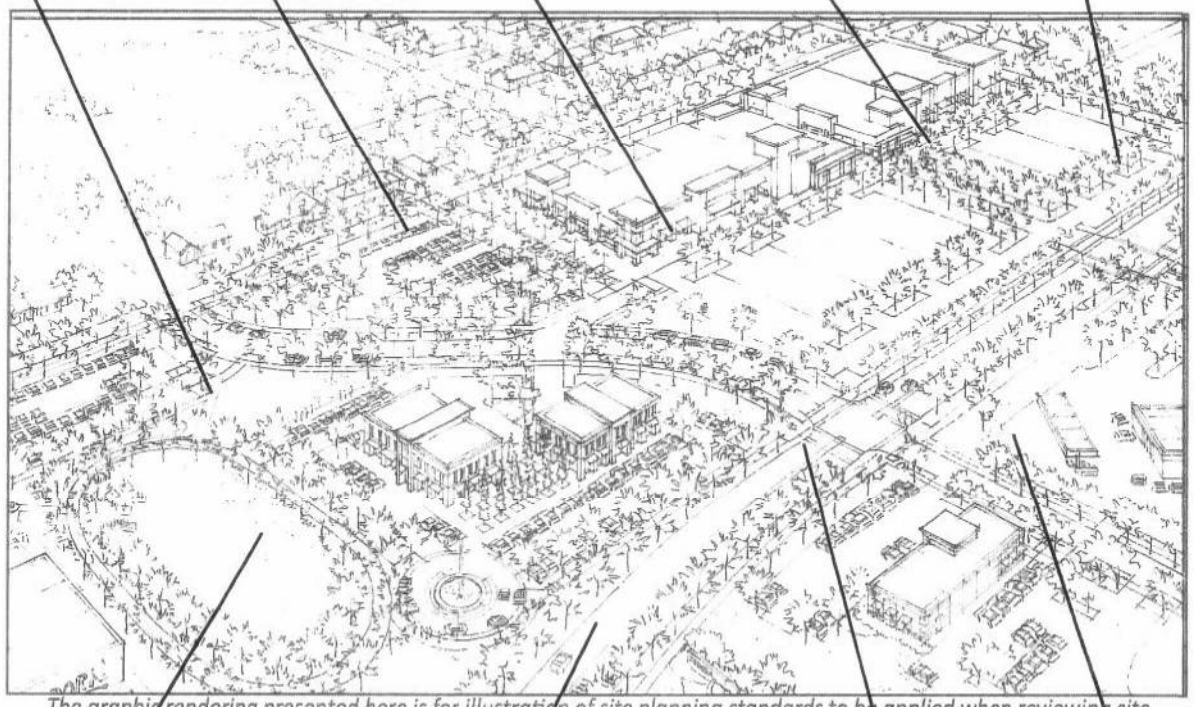
Site improvements must include sidewalks along the perimeter of the site and along streets and building frontages. Each development must pay its fair share of trail segments based on citywide trail plans in the Joplin CIP.

Based on the commercial density proposed by the site developer, a larger off-street parking lot can serve the site and also accommodate special events. The off-street parking area should be well-landscaped and include highly-visible and convenient walkways.

Interior streets and access drives with interior connections is encouraged along and off the corridors. This allows for better access and safer connections between large surface parking lots.

Higher-intensity commercial uses (2-3 stories) are more appropriate for the portion of the Corridor along South Main Street, while less-intense commercial (one story) is most appropriate along 20th/26th Streets and Connecticut Avenue where commercial uses transition to neighborhood homes and residential streets.

Where off-street parking is placed between the building frontage and the Principal Street, this parking should be minimized in depth and must be well-landscaped to complement the pedestrian spaces on the street.



The graphic rendering presented here is for illustration of site planning standards to be applied when reviewing site plans and rezoning applications in the Corridor. The multi-uses of land allowed in the Corridor will benefit from unique applications of Development Standards for each Site Plan approved or PD rezoning required.

Park and Open Space land should be integrated into the site to provide for recreation activities and public gathering places.

Principal Streets should be planned as "Complete Streets" to promote safe bike and pedestrian access along the Corridors, including future multimodal access to cross corridors and trolley stops to achieve the multimodal improvements.

Traffic calming on crosswalks (traffic tables, if warranted by a traffic study) improve not only safety but also make the crosswalks an integral feature of an attractive place to walk and shop and congregate.

Off-street parking lots should be linked and connected for integrated traffic movement, without having to exit onto the public street.

Multi-Use Residential-Commercial-Office/Institutional DEVELOPMENT STANDARDS and Guidelines

City of JOPLIN, MISSOURI
February-March, 2012

LOCHNER

Attachment C

Multi-Use Retail-commercial/Office DEVELOPMENT STANDARDS & GUIDELINES



The focus of the "Multi-Use Retail-commercial-Office Development Standards & Guidelines" is to guide market choice in key corridors, such as in the South Range Line Road and the Schifferdecker/Maiden Lane Corridors, so that infill retail-commercial and office uses can grow with and complement surrounding residential neighborhoods. Site planning details will be guided by these development standards. The site plans presented by private sector developers, as well as public sector partners, must follow the development standards as guidelines when applying for site plan approval and rezoning of land.

City of JOPLIN, MISSOURI

DEVELOPMENT STANDARDS & GUIDELINES

February-March, 2012

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CITY OF JOPLIN MISSOURI

PLANNING CONSULTANT
LOCHNER

Attachment D


Industrial
Industrial
Parks
Public/Semi-Public
Low Density Residential
Low Density Residential
Low Density Residential
Industrial
Retail Commercial
Low Density Residential
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INTRODUCTION 1



*The **Multi-Use Retail-commercial/Office Development Standards & Guidelines** apply to corridors designated in the Comprehensive Plan **Future Land Use Map**: the **South Range Line Road Corridor**.*

Introduction

The City of Joplin has a long-standing history of planning and zoning with the use of basic development standards. The City of Joplin **Comprehensive Plan 2012** builds on that long history: The Plan 2012 creates new Development Standards and applies them in newly-designated Overlay Districts by linking the Plan to the City's Zoning Regulations.

The success of our community in recovery efforts to date from the F5 tornado of May 22, 2011 has impacted all aspects of the Joplin Community. The Citizens Advisory Recovery Team (CART) gave a pro-active response. The City Plan 2012 builds on CART's leadership and recommendations.

CART and the public-at-large has called for ***"Development Standards"*** to guide the review and approval of public- and private-sector re-investments in Joplin. **Comprehensive Plan 2012** updates the City's "Future Land Use Plan Map" to create the needed Overlay Districts; and it sets forth these new Development Standards as guides for making decisions when rezoning land and reviewing development proposals.

New Development Standards:

- **Mixed-Use Development Standards**: South Main Street to Downtown Corridor
- **Multi-Use Neighborhood Development Standards**: Residential portions of West 26th Street and Edges of Commercial Corridors
- **Multi-Use Residential-Commercial-Office Development Standards**: East 20th Street and South Main Street Gateway Corridor
- **Multi-Use Retail Development Standards**: South Range Line Road Corridor
- **Multi-Use Business District Development Standards**: North Range Line Road, North Main Street Corridor above Downtown

The City's new development standards serve as a guide for the public and private sectors in the redevelopment process. The standards guide revitalization of highly-visible Corridors on Principal Streets shown conceptually on the Future Land Use Plan Map. They apply throughout Joplin, not only in the recovery area. For example, Joplin residents and community stakeholders recognize the importance of the "South Main Street Gateway Corridor" south to I-44. The new Standards were envisioned by hundreds of committed citizens since summer 2011 through CART-sponsored initiatives, such as the "charrette" of community stakeholders in fall 2011, and by continued public input--concluding in the January 2012 adoption of the CART recommendations.

PURPOSE OF STANDARDS AS THEY RELATE TO ZONING



*The **Multi-Use Retail-comm/ Office Development Standards** guide "Multi-Use" development in the South Range Line Road Corridor. They apply to all site plans; and any up-zoning to a more intense land use must be a PD Zoning application on parcels no less than 330' deep from Range Line Road to allow for proper site planning. The rear edges of commercial sites must be made compatible with neighboring residential areas. Choice of what mix of land uses are still driven by the private-sector market. The standards will guide site plan review in the Corridor.*

Purpose of Development Standards

The purpose of these development standards is to require preferred development in select Corridor Overlay Districts. The standards promote compatible site planning in the key corridor districts that the Joplin *Comprehensive Plan 2012* sets forth, led by the private-market decisions of Joplin land owners. The standards focus on the Principal Street Corridors, but apply to land in the neighborhoods at the edges of the corridors, as well. They provide direction to developers by clearly stating the development requirements of the City in review and approval of site plans and rezoning applications.

Link to Regulatory Requirements

Zoning text amendments implement the development standards that are being adopted as Appendices of the Plan 2012. The new standards are applied through the city's zoning ordinance (and eventually, also the city's subdivision regulations):

- **As conditions of rezoning approval**, and/or
- **As conditions of site plan approval.**

The new Corridor Overlay Districts are designated in the Plan (shown generally on the Future Land Use Plan Map); and, the new Development Standards are set forth in the Plan Appendices for each district. At the same time, the new districts and development standards are linked to the City's Zoning Regulations through Zoning Text Amendments as of winter, 2012 to create a new policy-based development review process. The two official City documents—the City's land use and development policy plan, and its land use regulatory ordinances—now will guide in tandem the recommendations by the Zoning & Planning Commission and decisions by the City Council when reviewing site plans, infill development proposals, and zoning applications; and when formulating capital improvement programs in the established corridor districts.

Applying Development Standards

Each set of Development Standards is based on principles from public input, as set forth in the Future Land Use Section—in Chapter 5—of the Plan. Guiding Principles for the unique Joplin market set public policy for each district. All Development Standards of the Plan 2012 are based on these guiding principles, and they are applied through the Joplin Zoning Ordinance as site plan requirements that must be met for re-zoning and/or site plan approval. Each site plan is unique in its topography, its relationship to neighboring districts and land uses, to the public rights-of-way, and to market opportunities. Therefore, the Plan 2012 Development Standards are applied to unique development proposals by the private sector in review by the public sector. They are adopted as guidelines in tandem with zoning regulations; and they guide "preferred" development with the language of standards (such as "must be provided"). The standards link policy with regulations, so that the Plan does not "sit on the shelf;" rather it is a guide for implementing zoning regulations.

VISUAL PREFERENCE SURVEY 2

Planning Commissioners and stakeholders scored preferred images in a "Visual Preference Survey" for the City of Joplin ***Comprehensive Plan Update 2012****. Images in eight categories were rated for how appropriate each was for its category (Streetscape, Building Design, etc.) and as a "preferred" image for Joplin's "Development Guidelines." For a* ***complete summary*** *see the City of Joplin* ***Planning & Development Department at City Hall****.*

CATEGORY	MOST PREFERRED	LEAST PREFERRED
Landscape: Streetscape		
	• Inviting and Orderly • Welcoming and secure	• Basic and simple, but also neat • Natural stormwater
Landscape: Interior Sites		
	• Friendly, safe, attention to detail • Planned • Organized • Thought-out	• Uninviting • Grass berm only curb appeal
Building Materials: Commercial		
	• Good Corporate Design • Clean look	• Priced to market niche • Uninteresting

VISUAL PREFERENCE SURVEY

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CATEGORY	MOST PREFERRED	LEAST PREFERRED
Building Design: Commercial		
	• Attractive corporate design • Forward thinking alternative	• Utilitarian • OK for niche price-point
Public Realm: Art		
	• Functional art • Inviting and welcoming	• Requires proper location • Proper scale
Public Realm: Use of Public Space		
	• Inviting and safe • Multiple areas • Shade is welcoming	• Minimalist but useful • Appropriate in context

APPLYING DEVELOPMENT STANDARDS 3

Five Sets of Development Standards:

1. **Mixed-Use Development Standards:** South Main Street to Downtown Corridor
2. **Multi-Use Neighborhood Development Standards:** Residential Neighborhoods at the Edges of Designated Corridors
3. **Multi-Use Residential-Commercial-Office Development Standards:** 20th/26th Streets and Connecticut Avenue and South Main Street Gateway Corridors
4. **Multi-Use Retail Development Standards:** South Range Line Road and Schifferdecker and Maiden Lane Corridors
5. **Multi-Use Business District Development Standards:** East 20th Street, North Range Line Road, North Main Street Corridors

Land Uses in Each Development Standard:

1. **Mixed-Use Land Uses:** Retail-commercial, Office/ Institutional, Higher-density Residential
2. **Multi-Use Neighborhood Land Uses:** Low-density and Higher-density Residential, Neighborhood-commercial
3. **Multi-Use Residential-Commercial-Office Land Uses:** Low-density and Higher-density Residential, Retail-commercial, Office/Institutional
4. **Multi-Use Business District Land Uses:** Retail-Commercial, Office/Institutional
5. **Multi-Use Business District Land Uses:** Retail-commercial, Office/Institutional, Restricted Industrial

Zoning Approval in Each Corridor:

The City of Joplin **Comprehensive Plan 2012** updates the "Future Land Use Plan Map" as a policy guide for making decisions when rezoning land to higher-intensity uses and approving site plans for Corridor parcels. The new standards shall be applied as:

- Conditions of **site plan approval,** or
- Conditions of **rezoning approval to a higher-intensity PD** classification.

PD rezoning applications for ***higher-intensity land uses*** along the Corridors ***require minimum depth of development*** (or of contiguous development parcels under single ownership) from the corridor rights-of-way to meet Development Standards for site access, circulation, buffers and added setbacks, and related site plan improvements; and ***to ensure land use compatibility with neighboring Corridor land uses as well as neighboring land uses behind the Corridor***.

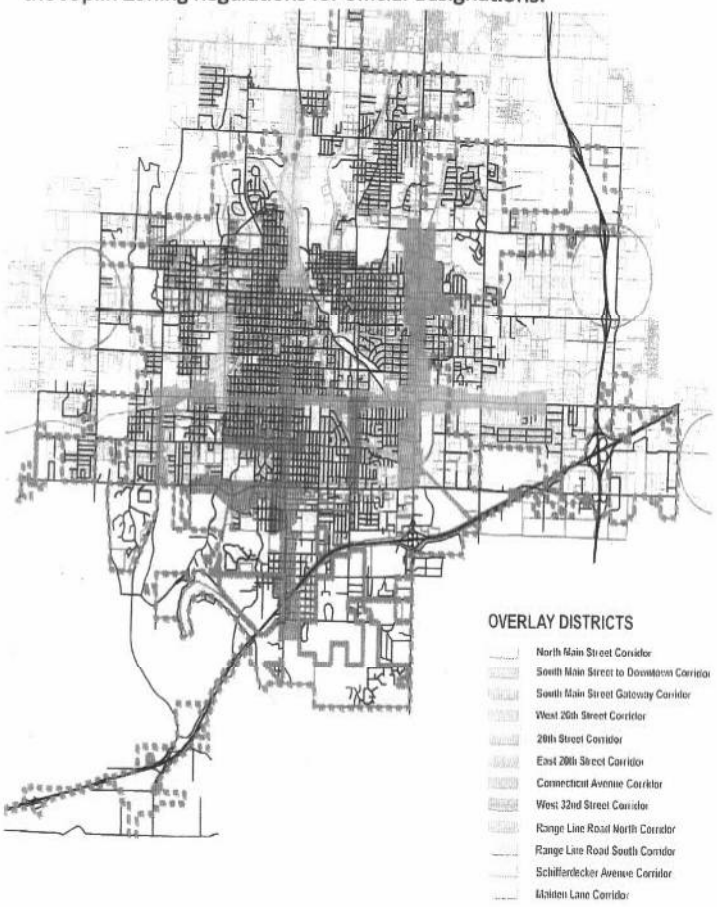
In each Corridor a land owner/developer has choices:

- **Develop** as already zoned--with Site Plan Approval
- **Seek rezoning** to a land use **already permitted** on the underlying Future land Use Map--with Site Plan Approval
- **Seek Planned Development (PD) rezoning** to a **higher-intensity land use permitted** for review under these Development Standards--with Site Plan Approval

The general location of each Corridor is illustrated on the Plan 2012 Future Land Use Map (shown in the graphic to the right).

Corridors Designated Citywide:

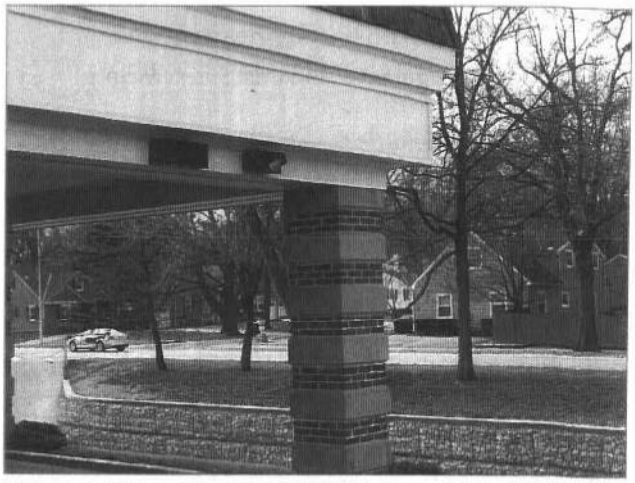
The Corridors depicted in the Plan are for illustration, only. See the Joplin Zoning Regulations for official designations.



SITE LAYOUT & DEVELOPMENT PATTERN 4



Off-street parking and walking should be attractively connected to give pedestrians clear access to store entrances from parking areas.



Commercial lots next to residential districts on parallel streets behind the corridor should be buffered with residential-pattern landscaping, such as street trees mixed with commercial landscaping.

Building Location and Orientation

Guidelines: Reinforce the character and quality of outdoor public spaces by landscaping parking lots at the street. Appropriately sited buildings will greatly enhance the formation of the public streetscape and provide a "sense of corridor" with a cohesive visual identity and attractive street scene.

Standards—Residential Edges

- Along residential districts adjacent to Commercial sites, commercial building and parking lots shall be buffered from residential districts. The residential edge landscaping must include residential pattern landscaping with street trees and similar pedestrian scale streetscape to soften the commercial buffer.
- Commercial parking lots located next to residential areas may berm non-residential parking lots from the street, mixed with residential-pattern landscaping with street trees and similar residential planting patterns.
- Primary entrances to commercial uses visible from adjacent residential districts must include ground level entrances oriented toward local street rights-of-way rather than solely toward rear parking lots.
- Ground based mechanical equipment and trash receptacles must be located away from property lines adjacent to existing residential areas and adequately screened from such properties to minimize any visual impacts or noise.

Standards—Range Line Road

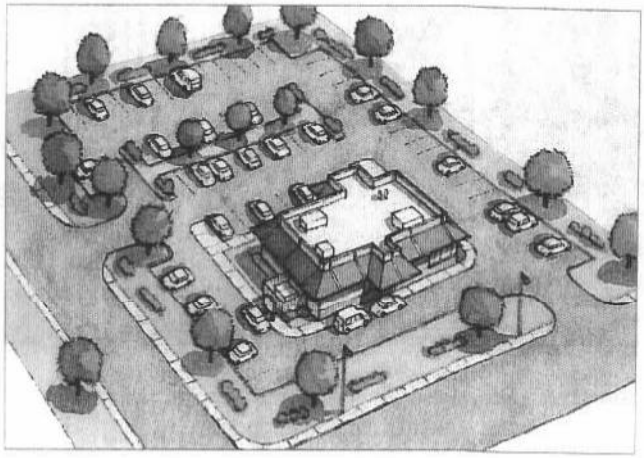
Create outdoor spaces within parking lots patterned streetscape, walks, and greenspace.

- To the extent possible, parking lots must be linked to adjacent parking lots.
- Create a focal point at the corners of commercial buildings visible from the streets. A focal point may consist of a building with exceptional architectural design, a vertical architectural feature, public art, and/or exceptional designed public plaza or landscape amenities. Cluster individual freestanding buildings to define an edge (along the street or parking area) and create amenity areas between buildings. The even dispersal of freestanding buildings in a widely spaced pattern is not desirable.
- Deep, multi-aisled parking lots located between the building and the arterial street must be landscaped with planting islands and, if greater than 20-space rows, improved with a 6-foot wide pedestrian isle separating the parking space interlocks.
- On-street parking is disallowed on Range Line Road and discouraged along Principal Streets unless tucked into the site on added street rights-of-way width.

SITE LAYOUT & DEVELOPMENT PATTERN



The rebuilt Cick-fil-A on Range Line Road provides appropriate access and circulation to and around the site, with attractive streetscape landscaping on the Principal Street and interior parking aisles.



Commercial parking lots at corner lots should have one egress on the Prinicpal Street and one from the side street. Streetscaping should include street trees 40' on center and Buffer Landscaping if adjacent to residential districts as provided in the Zoning Regulations.

Vehicle and Pedestrian Circulation

Guideline: Internal circulation for both vehicles and pedestrians should be safe and convenient, and provide connectivity within and between developments. The pedestrian network and the experience of the pedestrian within the development should be considered with the same or higher priority as that of the automobile. Walkways should be designed and buffered in a manner that encourages their use.

Standards:

Additional direct access drives onto Principal Streets shall not be allowed.

- Commercial streets must include sidewalks along each side.
- Create a network of pedestrian walkways to link the entrances of every commercial building to each other and to the public sidewalk system along perimeter streets, as well as to adjacent neighborhoods. Walkways in commercial corridors must be six (6) feet wide or wider.
- Provide walkways along entrance or internal access drives and setback at least six (6) feet from drive or parking lot curbs, unless designed as a street with on-street parking.
- Walkways extending through parking areas must be incorporated into linear landscape strips, with adequate width to accommodate car overhangs and planting areas between the sidewalk and the curb. Walkways should vary in pavement and color with multiple landscape islands as appropriate.
- At each point where a walkway crosses a paved area in a parking lot or internal street or driveway, the crosswalk must be clearly delineated through the use of change in paving materials distinguished by color, texture, or height (see next page).
- Access points to public streets, circulation drives, and off-street parking must be shared throughout the development area.
- A grid, modified grid, or hybrid street layout that responds to local topography are preferred over cul-de-sac streets.
- Walkways must be built to accommodate one of two situations. They must be built directly adjacent to the building wall to create space for a "transition zone" of pedestrian amenities between the street or drive and walkway such as street trees, landscape planters, pedestrian lighting, and other streetscape amenities; or they must be set back several feet from a building wall to incorporate building foundation landscape plantings.
- Site improvements must contribute their fair share to accommodate multi-modes of travel--including bike access to the corridors--where a developing parcel is adjacent to planned capital improvements indicated on the Joplin Major Transportation Plan and CIP Plan Map as "complete streets".



Parking lots shall be distributed into small blocks, connected by crosswalk with clearly delineated use of change in paving materials distinguished by color, texture, or height.



Commercial parking lots deeper than one-block from the street should have internal connections to storefronts as well as pedestrian connections to the public street.

Parking Lot Layout, Lighting and Design

Guidelines: Provide for vehicular and pedestrian access while enhancing views of parking areas from streets and adjoining districts. Parking lots should be effectively landscaped and screened with 2' tall berms and hedges if adjacent to residential districts and existing uses. Enhancing the visual impact of parking maximizes the positive character of streets and buildings through continuity of buildings and streetscape frontages.

Standards:

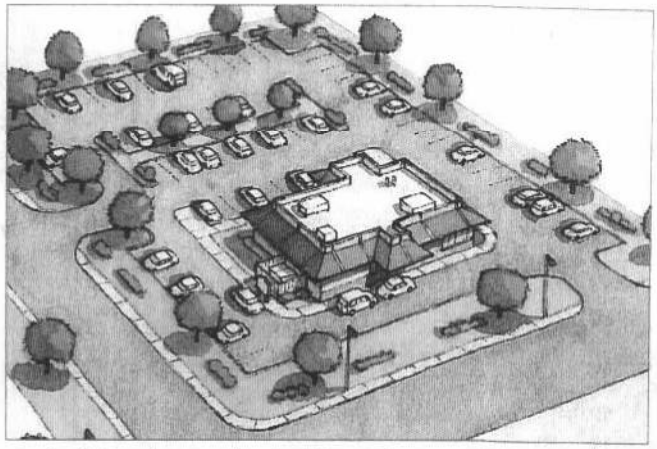
- Parking lots must be attractively landscaped so that the surrounding street network blends with the site plan improvements.
- Off-street parking and circulation drives must be shared throughout the development area.
- Plant materials must be a suitable species requiring a minimal amount of regular maintenance and watering to remain healthy and provide a quality appearance.
- Plantings adjacent to residential areas must be improved with sprinkler systems.
- Illumination of parking lots near residential uses must be limited to individual poles and hooded fixtures not to exceed twenty-five (25) feet in height as measured from grade. Wall-pack fixtures and floodlights that project light outward rather than downward are not permitted. Any building mounted light fixtures should be decorative in nature and used primarily at entrances, rather than for site or parking lot lighting purposes. Fixtures that project light or glare toward street right-of-way or adjoining properties are not permitted.
- Loading and service areas at rear lots adjacent to residential districts must be located and designed to minimize visibility from local streets and adjoining residential properties.
- Decorative screen walls constructed of long lasting durable materials requiring minimal maintenance must be provided for screening of parking areas adjacent to single-family residential property. Wood fences, surfaces requiring regular painting or staining, and chain link fences are not permitted.
- Screen walls for service and loading areas, and mechanical equipment must be designed to complement the architectural style of the adjacent buildings.
- Circulation drive connections must be provided between adjacent nonresidential parking lots within the same block.
- Grid street connections with adjacent residential areas should be retained.
- A distinct system of internal circulation drives must be provided for access to parking areas. Such circulation drives should not be located along the facades of buildings that contain primary customer entrances in order to minimize pedestrian conflict.
- Parking areas must be distributed into smaller parking blocks to the extent reasonable.
- Where parking blocks cannot be easily defined, interior landscape islands must be provided to visually break up large parking areas.

SITE PLAN AMENITIES AND PREFERRED DEVELOPMENT PATTERNS

These images are for the interpretation and application of the ***Multi-Use Retail-commercial-Office Development Standards***. They apply specifically to retail-dominate corridors such as the South Range Line Road Corridor. The standards spell out how the City of Joplin should decide on site plans and Planned Development (PD) rezoning applications for higher-intensity land use changes in the designated Corridors.

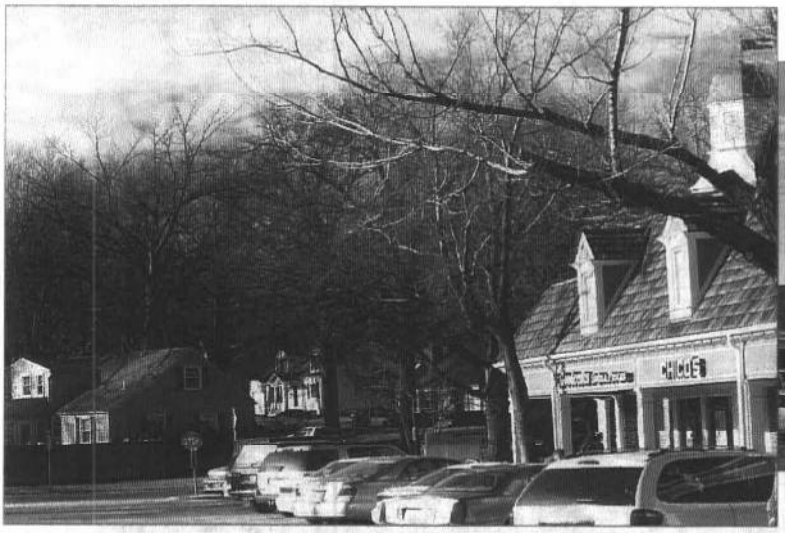


The new Development Standards provide for street trees along the back edges of the corridors as enhanced landscaping in the transitions from commercial to residential; and enhancing screening and buffering from neighboring residential districts. If up-zoning to a more intense use is proposed, a PD Zoning/Site Plan is required, with a minimum depth of 330' from the Range Line Road right-of-way.

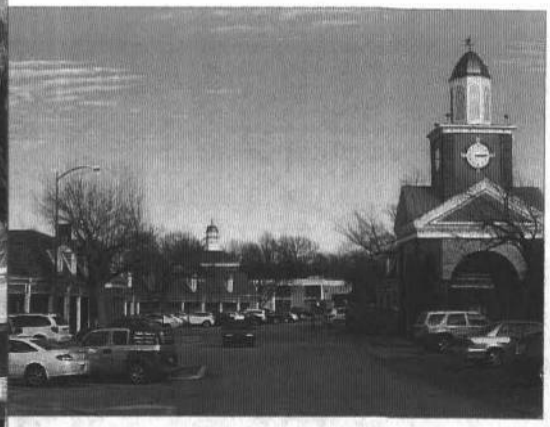


Joplin Development Standards for retail-commercial development in this Corridor call for setbacks from the public street and adequate landscaping: a minimum 5-foot wide landscape buffer must be provided along the arterial street right-of-way at the sidewalk, and 10-foot buffer/ berm at edges of off-street parking lots.

The new standards promote multi-use compatibility: Commercial parking lots next to residential areas must create residential-pattern landscaping with street trees and similar residential planting patterns.



Communitywide comments from the public engagement process called for development standards that promote compatibility between multi-land uses. Multi-use of land behind the South Range Line Road Corridor can be developed as good neighbors with residential districts when proper Development Standards are applied..



Interior parking promotes pedestrian connections within the site, and provide islands for interior landscaping that complements the public streetscape plantings along the public street.

BUILDING DESIGN & MATERIALS 5

The design and treatment of commercial buildings will play an important role in the visual identity of Multi-Use development along prominent commercial corridors. Where there are adjacent residential areas, these standards promote quality and compatible appearance of disparate land uses. The new standards require a Planned District (PD) zoning application if proposing to "up-zone" land to a higher-intensity use.

Make the busy corridor pedestrian-friendly. For example, along sidewalks, incorporate features into ground level walls such as windows and architectural detail that define human scale to subdivide the façade along no less than 60 percent of the façade.



These regulations for busy commercial corridors require 360-degree finishes along side streets and at the rear of buildings. Neighboring residential areas should see streetscaping that include street trees, not just commercial-type landscaping.



Facades of building across from residential areas should incorporate residential fenestration and pedestrian-friendly spaces.



Storefront commercial facades across from residential districts should have residential design elements and use natural materials.



Use distinctive architectural design and allow height flexibility at focal point corners.



For suburban-style development not situated along the street edge, an attractive facade with pedestrian walkways should be provided between the buildings and parking lot.

BUILDING DESIGN

Building Scale and Massing

Guidelines: The scale and massing of buildings should be comfortable to pedestrians and provide extensive variation to enhance the visual appearance of the area.

Standards--Commercial:

- Buildings adjacent to a residential district must be designed to create a human scale with elements such as canopies or porticos, arcades, colonnades, raised landscape planters, pedestrian level lighting, and special building material treatments at the base of the building.
- Buildings adjacent to a residential district must be compatible in design, scale, and massing.
- Buildings adjacent to residential must use architectural features and site design to provide residential compatibility.
- Nonresidential sites designed to "back up" to residential rather than integrate with their neighbors are subject to buffers with greater setbacks and landscape requirements. Setbacks and landscape buffers must be further increased for developments with loading docks, overhead doors, or nonresidential buildings more than one story in height adjacent to residential districts.
- Buildings should have architectural interest and variety to avoid the effect of long or massive walls with no relation to human scale. Building walls facing a pedestrian walkway or adjacent residential development must meet the following:
    - Incorporate architectural features such as columns, ribs, pilaster or piers, changes in plane, changes in texture or masonry pattern, or an equivalent element that subdivides the wall into human scale proportions.
    - Incorporate at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade and extending at least twenty (20) percent of the entire length of the façade.
    - Along sidewalks, incorporate features into ground level walls such as windows and other architectural details that define human scale to subdivide the façade along no less than 60 percent of the façade. Windows should be recessed and include visually prominent sills or other forms of framing.
- The sides and rear of the nonresidential buildings must be treated with the same level of design quality and appearance as the front facades where such elevations are visible from a street or parking lots.
- Any business with drive-through lanes must be screened from neighboring residential districts, or oriented so the drive-through areas are not readily visible from residential areas.
- Upper facades must reflect a rhythm, scale, and proportion compatible with the overall building design.
- At key intersections along the corridors, distinctive roof forms, profiles, and cornices are encouraged to provide a termination of the top of commercial buildings. On focal point corners, the roof design should emphasize the corner.



Commercial buildings should be designed to create a human scale with elements such as canopies or porticos, arcades, colonnades and substantial building material treatments.



Ground level storefronts should incorporate a significant amount of glass oriented toward the street, while upper levels are differentiated architecturally but also incorporate windows facing the street.



The Joplin economic market has already shown ability to support higher-grade durable materials such as brick and stone that provide an attractive and sturdy product. The new Joplin Walmart is designed with attractive facade treatments--including reuse of recovered materials from the storm.

Building Materials and Design

Guidelines: To provide commercial development with building materials and colors that are durable, attractive, and have low maintenance requirements.

Standards--Commercial:

- Consistent architectural design and durable building materials, such as natural or synthetic stone, brick and stucco must be carried throughout the development; and finished-out on all sides adjacent to residential districts . Designs that provide visual interest and variety, consistent with theme, are required.
- Individual "corporate image" design elements and colors must be incorporated only as secondary elements to the development. Such elements must be consistent and blend with the larger development area.
- A variety and well-proportioned mixture of exterior building materials and colors must be used to create visual interest and to avoid monotony. No one material and color should dominate a building or a development.
- Roofs visible from the ground must be of durable materials and hues consistent with the building exterior. Preferred materials include concrete or clay tile, slate, copper or other architectural metals, and synthetic materials creating a similar appearance. Asphalt or wood shingles are not permitted.
- Water-managed Exterior Installation Finish Systems (EIFS) may be incorporated, but in higher protected areas, not as ground-contact applications.
- Exterior building materials must consist of those that are durable, economically-maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; or glass.
- Materials considered not acceptable include: smooth-faced gray concrete block, painted or stained concrete block. EIFS may be used above first floor levels, only.
- Building materials and design should follow market niche opportunities for each unique district and market area.
- HVAC systems for both commercial and high-density residential developments must be screened from the street and, if adjacent to low-density residential districts, from the adjoining properties.
- Commercial developments across from low-density residential districts must have residential design elements that create visually compatible transitions, using natural materials carried throughout the development.

LANDSCAPING & OPEN SPACE 5

A key element of new commercial developments adjacent to residential districts is creation of public gathering spaces with site amenities and pedestrian-scale features to enhance the overall development quality. Higher-intensity developments are to integrate with neighboring residential districts and offer attractive places for neighbors to gather and interact. Gathering spaces should be incorporated as urban design elements where the commercial transitions to residential.



Where the commercial district transitions to the residential neighborhoods behind the corridor, attractive and inviting pedestrian-scale spaces, improved to make them useful, should be provided.

Minimum Landscape Requirements

Guidelines: Apply standards to ensure that commercial development next to residential uses has landscaping to be aesthetically pleasing and provide functional open space.

Standards:

- **For commercial development that is suburban in design and intensity, a minimum 5-foot wide landscape buffer must be provided along the arterial street right-of-way at the sidewalk, and 10-foot buffer/berm at edges of off-street parking lots.**
- **In areas where parking and paving are located between the building and the landscape buffer, screening must be provided through planting shrubs and other low vegetation between trees, no less than 3 feet in height.**



Pedestrian amenities and human-scale landscaping can be added to busy street intersections in commercial districts, making it more functional landscaping and promoting walkability.

Site Amenities and Vegetation

Guidelines: Provide a variety of landscape features that fit into the overall development design and provide areas for gathering, pedestrian movement, and recreation.

Standards:

- **Site amenities such as public plazas or open landscaped gathering spaces should provided in transition from commercial to residential areas. Amenities to include:**
  - Public plaza with seating;
  - Landscaped mini-park, neighborhood green, or square;
  - Public art feature or clock tower;
  - Other similar area of focal feature that in the City's judgment is an appropriate public gathering space.
- **Site amenities should be an integral part of the overall development design, rather than an undevelopable remnant parcel.**
- **Public gathering spaces should have direct access to the public sidewalk network, accented with functional landscaping.**
- **Shade or ornamental trees should be planted in the landscape buffer area along the street frontage at a maximum spacing of one tree per 40 linear feet of right-of-way frontage.**

OPEN SPACE AMENITIES and the Public Realm



Sidewalks and shared road bike lanes on side streets that parallel Range Line Road will offer multimodal connectivity away from the busy commercial street. Berms and screens behind commercial lots help, too.



Public art should be functional and create inviting, "welcoming" gateways to public and private open space, targeted for the South Main Street Gateway Corridor to I-44.

Recreation

Guidelines: Connect trails and other recreation improvements throughout the community for passive and active recreation, and to support public gathering places within neighborhoods.

Standards:

- Public recreational use must be provided as a fair-share connection to regional trails--where they cross the development parcel and connect to regional systems, such as shared-road bike lanes. Deeper setbacks are required from commercial parking lots next to residential districts.
- Green spaces must remain visible and accessible to the public, rather than isolated or secluded behind development.

Sidewalks and Trails

Guidelines: Internal walks to link with public sidewalks.

Standards:

- Sidewalks at least 6-feet in width must be provided along both sides of any major streets in commercial developments.
- Multi-use trails must connect to off-site public trail systems.
- Zones next to residential districts must have neighborhood amenities, such as crosswalks with ornamental pavers.

Public Art

Guidelines: Provide attractive and functional art in public gathering places that supports pedestrian amenities.

Standards:

- Where public art can help create a transition to neighboring residential areas, 'pedestrian-scale art' should be planned.
- The visual and physical impact of public art must blend into the surroundings and be placed in proper scale, to help create inviting and welcoming public places and a "Sense of Place" that transitions from the commercial to the neighborhood areas.

Public Use of Public Space

Guidelines: Provide transitions from the commercial corridor to neighboring residential areas.

Standards:

- Where sidewalks transition from the commercial district to the neighborhood, provide streetscapes with 'pedestrian zones' near residential districts, and 'amenity zones'.
- Amenities such as benches, bike racks, and trash receptacles must be incorporated.
- Street lighting must function as unifying elements, pedestrian-scale lighting in the transitions to neighborhoods.
- A berm buffer of 2-feet in height must screen parked car lots next to public gathering places and residential districts.

SUSTAINABLE DEVELOPMENT 6





Sustainable Development

Guidelines: To promote site plans that treat environmental impacts in new ways, with benefit of enhancing marketability, improving air quality, stormwater pre-treatment, and reducing operating costs.

Standards:

- Manage stormwater runoff by increasing on-site infiltration through methods such as bioswales, bio-retention cells, rain gardens, pervious paving, exfiltration devices, and reuse of stormwater for non-potable uses including landscape irrigation.
- Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation.
- Reduce pollution and land development impacts from motor vehicle use through methods such as minimizing parking lot/garage size, using shared parking facilities, providing facilities and accommodations for bicyclists, and amenities for pedestrians.
- Reduce generation of wastewater and potable water demand in the buildings and for exterior irrigation using methods such as water-conserving fixtures, using indigenous plant materials, and the reuse of rainwater and recycled wastewater or gray water.
- Maximize energy performance by incorporating technologies for non-polluting and renewable energy using methods such as solar, wind, and geothermal.
- Facilitate reduction of waste, accommodating areas to collect and store materials for recycling.
- Integrate the use of building materials or products extracted, harvested or recovered, or manufactured in the region.
- Where commercial development connects to side streets that intersect with and transition to neighboring local streets, contribute the fair share portion of on-site walks and trails so that they link to multimodal systems and to "complete streets" that promote walking and cycling.

Stormwater Management

Guidelines: Development should be sensitive to the environmental characteristics of the Corridors drain into linear green spaces. Use low impact development (LID) practices such as landscaping with vegetation native to southern Missouri and providing areas for stormwater runoff to collect and dissipate slowly to prevent pollution and contribute to erosion and flooding.

Standards:

- Use sustainable infrastructure, such as natural buffers, native vegetation, bio-retention areas, rain gardens, and pervious paving must be used whenever possible to reduce the need for larger enclosed piped systems–thus reducing up front development costs as well as long-term maintenance needs.
- Buildings, parking areas, other structures, and grading must be set back from such features a distance that will ensure their continued quality and natural functions.
- Sidewalk streetscape must accommodate stormwater infiltration where possible.

'Sustainable' infrastructure can reduce reliance on traditional stormwater structures (i.e. pipes, channels, and treatment plants) that are expensive to build, operate, and maintain. Sustainable infrastructure also can protect surface waters and drinking water supplies, mitigate the impact of urban heat islands, and reduce energy demands.

APPLYING DEVELOPMENT STANDARDS

The South Range Line Road Corridor Standards require any up-zoning applications to a higher-intensity land use to assemble parcels no less than 330 feet deep from the Principal Street rights-of-way to assure proper application of the Development Standards in review and approval of the required Planned Development (PD) Zoning application.

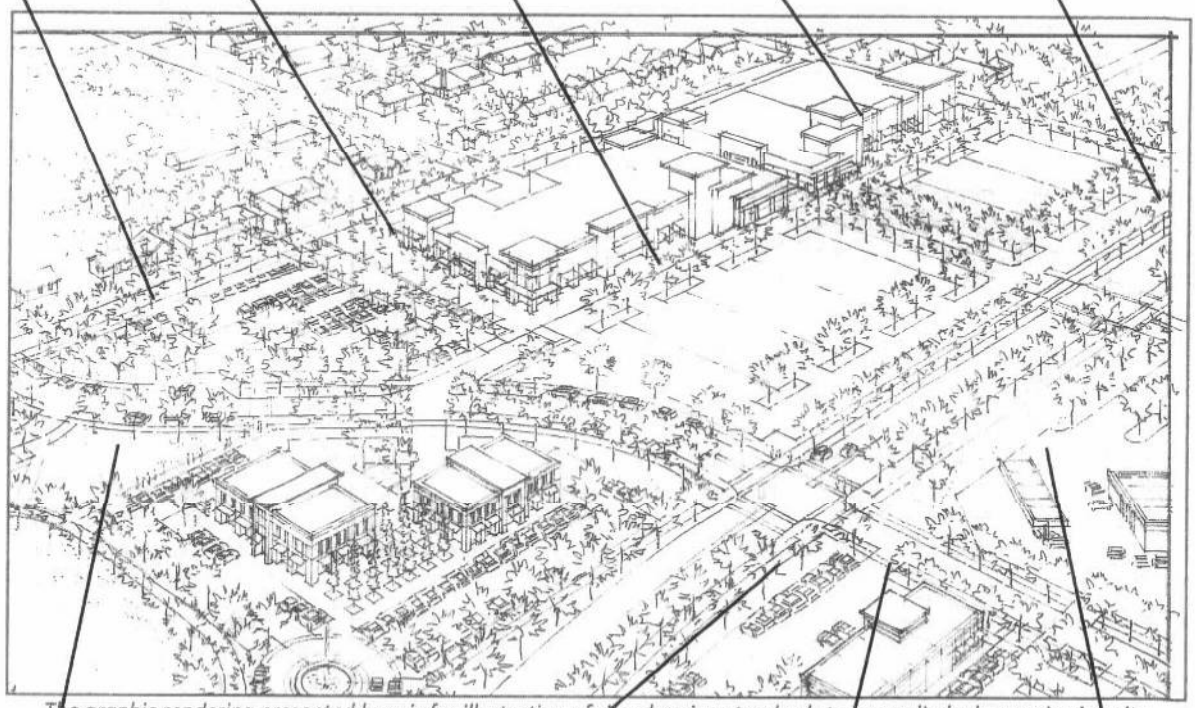
Site improvements must include sidewalks along the perimeter of the site and along side streets that transition to residential areas, based on future trails plans and the Joplin CIP.

Where the commercial development transitions to neighboring residential districts, the off-street parking area should be well-landscaped and include walkways that link to adjacent districts and "complete streets."

Interior streets and access drives with interior connections is encouraged along and off the corridors. This allows for better access and safer connections between large surface parking lots.

Higher-density commercial uses (1-2 stories) are more appropriate for the portion of the Corridor facing Range Line Road, while lower-density commercial (one story) is most appropriate where uses transition to neighborhood homes and streets behind the corridor.

Off-street parking placed in the frontage of the Principal Street now must be well-landscaped, including pedestrian spaces on the busy street to promote safety and multimodal use of the corridor.



The graphic rendering presented here is for illustration of site planning standards to be applied when reviewing site plans and rezoning applications in the Corridor. The Development Standards require unique application of Site Plan improvements where the commercial uses transition to neighboring residential districts.

Open Space land should be integrated into site to provide for public gathering places.

On-site walkways should connect to crosswalks to make the crosswalks an integral feature of an attractive place to walk and shop.

On-site pedestrian and bike trail improvements should be planned to connect to local "Complete Streets" to promote safe bike and pedestrian access to the Corridor from side streets, according to the Joplin CIP.

Off-street parking lots should be linked and connected for integrated traffic movement, without having to exit onto the public street.

Multi-Use Retail-commercial-Office DEVELOPMENT STANDARDS and Guidelines

City of JOPLIN, MISSOURI
February-March, 2012

LOCHNER

Case 027-12: Comprehensive Plan Update- Future Land Use Plan Component & Map and Standards & Guidelines for Planned Development Corridors – City of Joplin.

Mr. Anderson opened the public hearing for Case 027-12.

Mr. Bolander explained that planning in Joplin actually started the day after the tornado, with the City Manager charging the planning staff with looking at the redevelopment of that area. He discussed the Citizen Advisory Recovery Team (CART) public engagement process and stated that the City staff actually hired Lochner/BWR to update the Comprehensive Plan prior to the tornado.

Mr. Bolander explained that certain corridors have been identified in the public engagement process, especially through the CART process and the Comprehensive Plan update, as far as possible land use changes. The main question is how to address the residential and commercial areas when they come together.

Mr. Bolander explained that the City anticipated some of these areas changing over a longer period of time, but since the homes are gone, it may move much quicker. The question is how to protect the existing residential neighborhoods, since they are viable residential neighborhoods. The City staff and the consultant are attempting to present the commissioners a market-driven plan that does afford some protection to the residential areas or neighborhoods without speculation. It requires site planning and design to protect those residential areas.

Mr. Scott Michie appeared representing Lochner/BWR and introduced Mark White, their land use attorney. Mr. White will be assisting Lochner/BWR and the City of Joplin with making the transition from the land use planning policies into the next step, being the update of the zoning regulations to put the standards into place.

Mr. Michie expressed his appreciation to Dick Largent and Jared Hogan and also to Mr. Bolander and Mr. Kellstadt and their staff for all their hard work during the past months. Mr. Michie asked for the adoption of the Future Land Use Plan and the Comprehensive Plan as the policy basis for the development standards for recommendation to the City Council for updates to the City zoning ordinance. He is focusing on key corridors recommended by CART but also recommended by the citizens at large for many months, with those recommendations being culminated into the January 19, 2012 adoption of the CART recommendations.

Mr. Michie explained that the charge of the Planning and Zoning Commission and the City Council and Lochner/BWR is to focus on the recovery of the City, but that this is also a City-wide Comprehensive Plan. The challenge is to take all those great ideas and build on all of the hard work and good discussion.

Mr. Michie discussed the open house of February 14, 2012 and received tremendous positive response from the public. These are not simple issues with a right or wrong answer, in that one person's good development can be the next person's "not so good" development. He discussed the need for clear policy and good standards that will result in more effective communication with working through development plans. This applies to the plan review process, with the public working as a partner with the private sector. This process covers landscaping, buildings, site plan, and neighbors. The developers will be bringing to the City proposals for site development, and in some cases, up-zoning of land.

Mr. Michie is focusing on standards that apply to several key corridors and explained that the commissioners participated in a number of work sessions prior to the successful and positive open house of February 14. He discussed the second work session during November with taking the CART focus issues and applying them City-wide, in what it means to deal with good development and compatible development and connectivity City-wide, as well as in the recovery area.

Mr. Michie discussed the first work session in October where the focus was mainly on pictures. He asked about defining a 360-degree improvement of building so that at the back of the building, the developer is a good neighbor with what is adjacent next door, with the transition from a business district to a neighborhood. He asked about defining enhanced materials for Joplin and noted that Wal-Mart has placed some nice finishes on the façade of its new building.

Mr. Michie explained that some of the mixed-used concepts are based on Joplin's downtown area which has been in existence for more than a century. He discussed the October visual preference survey scoring process of identifying various pictures for building materials, building types, landscaping, access, circulation, and parking lots, so he would have direction to build on good development standards or appropriate good finishes. He discussed the transition from the parking lot to the front door of the business, along with safe, well-landscaped pedestrian crossings within the parking lots.

Mr. Michie discussed higher residential areas and a niche market that hasn't been served in Joplin well in terms of senior housing. He asked about the use of good building materials within the transition and providing walk-ability and connectivity within larger parking areas. This image scored well in the visual preference survey for the issue of moderate-density residential. He showed those present some modular housing units that are built off-site in modules and brought on-site and set on a foundation, obviously with very attractively designed high-end finishes. It shows how affordable housing is a contribution to a neighborhood, and not a distraction.

Mr. Michie also showed those present a commercial development built to the street, which would not be applicable on East 20th Street, 26th Street, or on Range Line Road, but would be applicable on that near south end of South Main Street which has been identified as a "South Main to Downtown" corridor as opposed to the "further South Main Gateway" corridor. This concept is an encouragement to the design guidelines and design development standards to encourage build-to to emulate and to extend the historic downtown several blocks south.

Mr. Michie also looked at sustainability, which evolved from the CART process and the community-wide discussion. He is addressing not just brick-and-mortar, but also how the site works. If the development is done right and appropriately, a business can be a good neighbor with homes across the street, with this being the ultimate opportunity to offer to the private sector with these public development standards.

Mr. Michie explained that the Comprehensive Plan discusses how to be a partner with the school district in planning good site development. He showed those present the planned development corridors, with the lime green color being the Range Line corridor, the light blue identifying the east-west 20th Street corridor, the purple identifying the north-south "South Main to Downtown" corridor, with the burgundy being the "South Main Gateway" corridor.

Mr. Michie asked the commissioners to consider the adoption of the designation of these corridors as a planning principle in the Comprehensive Plan to which these development standards would be applied over time, placing the "ball" in the court of the private sector to bring development proposals to the City. He is anticipating the City Council action on March 19. He asked for comments or questions from the commissioners.

Mr. Anderson explained that two packets of information available and encouraged those present to pick up copies of those. He asked for comments from the audience in favor of this proposed future land use plan.

Mr. Ron Gatz, 2137 East 36th Street, Joplin, explained that he is a member of the CART and a co-chair of the Economic Development Sub-committee. He appeared in favor of the proposals and expressed his opinion that the proposals are in keeping with the community feedback that CART received or are in compliance with the spirit of those recommendations and consistent with the direction that was expressed in the CART report adopted by the City.

Mr. Anderson asked for additional comments in favor, and none were received. He then asked for comments in opposition to the proposal.

Mr. Harlan Snow, 2550 East 12th Street, Joplin, appeared and explained that he has been a resident of Joplin for 44 years, has paid real estate taxes for 39 years, and was a Joplin Globe reporter for 27 years. He has been an observer of the Community Development Municipal Government and Business Practices. He has always resided in the southeast part of Joplin and asked what CART stands for. Mr. Anderson replied the Citizens Advisory Recovery Team.

Mr. Snow is not necessarily opposed to the recommended plan and wished to concentrate on the three-quarter mile segment of East 20th Street between Delaware Avenue and Range Line Road. He explained that Joplin's biggest growth in single-family dwellings took place during the 1950's and 1960's with the bulk of this housing development taking place in the southeast part of Joplin. He expressed concern about commercial development being allowed east from Delaware to Range Line and stated that there was no movement within the City government or upheaval from the public to extend commercial zoning east of Delaware prior to May 22. He did not believe commercial zoning would be discussed in that area today if the tornado had not occurred.

Mr. Snow wanted to focus on the 20th Street in this area. He has lived in five homes in the southeast part of Joplin and noted that the Planning and Zoning Commission has recently denied spot zoning at 20th and Florida. He expressed concern about spot zoning and would like this area to remain like it existed before the tornado. He lost his home on Texas Avenue and was one of the fortunate people who found new housing shortly after the tornado.

Mr. Snow reminded the commissioners and the City Council that the law still says the highest and best use is the standard for land use, and that redevelopment hasn't been addressed since the Urban Renewal days of the 1950's and 1960's. He thought the commercial interests and municipal interests should always be centered on the redevelopment of land when it grows tired from the way it is currently being used.

Mr. Snow mentioned the vacant land on Range Line Road when he moved to Joplin and saw the development of that land take place. He discussed the second generation with the redevelopment

on Range Line, with a third redevelopment stage taking place thanks to the tornado. He thanked the commissioners for allowing him to express his comments.

Mr. Anderson asked for additional comments in opposition to this plan, and none were received. He then closed the public hearing for Case 027-12.

Mr. Anderson asked Mr. Bolander about accepting or denying the Comprehensive Plan as presented during the public hearing, and he replied that the commissioners will be submitting a recommendation to the City.

MR. HARRINGTON MOVED, SECONDED BY MR. McCLURE, T HAT CASE 027-12 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. ANDERSON, MR. GILSTRAP, MR. HARRINGTON, MR. LANDRITH, MR. McCLURE, AND MR. SMITH VOTING "AYE"; AND WITH MR. EASTMAN BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 027-12
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2012-273 **ORDINANCE NO.**

AN ORDINANCE amending Chapter 7 of the 2003 Comprehensive Plan of the City of Joplin, Missouri, by adding language for providing for the application of new Development Standards and Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors.

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

Section 1. That Chapter 7 of the 2003 Comprehensive Plan of the City of Joplin, Missouri, be amended by providing for Planned Corridor Development Standards.

1. *Mixed-Use Development Standards*:
   i. South Main Street to Downtown Corridor. (Attachment A)
2. *Multi-Use Residential-Commercial-Office/Institutional Development Standards*: (Attachment B)
   i. South Main Street Gateway Corridor,
   ii. 20th Street Corridor,
   iii. 26th Street Corridor, and
   iv. Connecticut Avenue Corridor.
3. *Multi-Use Commercial Development Standards*: (Attachment C)
   i. South Range Line Road Corridor.
4. *Future Land Use Map* (Attachment D)

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2012.

ATTEST: _____ Michael R. Woolston, 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: March 19, 2012

Item: ZONING TEXT AMENDMENT
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Commission Minutes
2) Copy of Council Bill

Public Works Director: David Hertzberg OKH Date: 3/12/2012
City Attorney: Brian Head Date: 3-13-12
City Manager: R. Mark Rohr Samuel Anderson Date: 3/13/2012
Board or Commission: Planning and Zoning Commission Date: 2/27/2012

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

SUMMARY/REQUEST:
Case 028-12: Zoning Text Amendment- Article 22 of the Zoning Ordinance, providing for the application of new Development Standards & Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors – City of Joplin.

STAFF SUMMARY:
In response to the Citizens Advisory Recovery Team (CART) efforts in recommending goals for economic development and housing sectors in terms of land use changes, city staff along with the consultants of Lochner/BWR developed a proposed amendment to the zoning code that establishes Planned Corridor Development Standards for specified roadway corridors throughout the City.

The zone code amendment includes standards for the following:

1. *Mixed-Use Development Standards*:
   i. South Main Street to Downtown Corridor.
2. *Multi-Use Residential-Commercial-Office/Institutional Development Standards*:
   ii. South Main Street Gateway Corridor,
   iii. 20th Street Corridor,
   iv. 26th Street Corridor, and
   v. Connecticut Avenue Corridor.
3. *Multi-Use Commercial Development Standards*:
   vi. South Range Line Road Corridor.

These corridors are identified in the updated Future Land Use Map of the Comprehensive Plan Update.

The intent of the Zoning Text Amendment is to provide a higher level of preparation and review for rezoning requests along the aforementioned corridors. In order for an applicant to move forward with a rezoning request, a development plan must be submitted. The development plan will show the applicant's ability to meet the standards outlined in the Comprehensive Plan Update.

This amendment is further intended to address recent concerns about speculative rezoning cases and site plan development reviews that have been before the City Council.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander explained that the zoning text amendment is actually the tool to carry out the recommendations and policies of the Comprehensive Plan.

Mr. Scott Michie, Lochner/BWR, explained that this is the first step to implement the proposed recommended Comprehensive Plan policies and development standards. This is a proposed amendment to Section 29-A, Article 22 of the zoning ordinance, being the section on the site plan process and standards and administrative procedures. He pointed out the distinction between development standards and zoning and zoning districts. This does not change any zoning classifications of any land and does not even create a zoning district.

Mr. Mark White, White & Smith, LLC, explained that the text amendment just amends the text of the zoning ordinance and doesn't change any boundaries or establish any boundaries. It only codifies the development standards that are set out in the plan; otherwise, the standards wouldn't be binding or have any significance at all. They would be enforced as conditions of rezoning or conditions of site plan approval. These standards by themselves don't change the land use category, and that if someone wanted to change a zoning district, they must proceed through the rezoning process.

PUBLIC COMMENT:
None.

Case 028-12: Zoning Text Amendment- Article 22 of the Zoning Ordinance, providing for the application of new Development Standards & Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors – City of Joplin.

Mr. Anderson opened the public hearing for Case 028-12.

Mr. Bolander explained that the zoning text amendment is actually the tool to carry out the recommendations and policies of the Comprehensive Plan.

Mr. Scott Michie, Lochner/BWR, explained that this is the first step to implement the proposed recommended Comprehensive Plan policies and development standards. This is a proposed amendment to Section 29-A, Article 22 of the zoning ordinance, being the section on the site plan process and standards and administrative procedures. He pointed out the distinction between development standards and zoning and zoning districts. This does not change any zoning classifications of any land and does not even create a zoning district.

Mr. Mark White, White & Smith, LLC, Lee's Summit, Missouri, appeared and explained that the text amendment just amends the text of the zoning ordinance and doesn't change any boundaries or establish any boundaries. It only codifies the development standards that are set out in the plan; otherwise, the standards wouldn't be binding or have any significance at all. They would be enforced as conditions of rezoning or conditions of site plan approval. These standards by themselves don't change the land use category, and that if someone wanted to change a zoning district, they must proceed through the rezoning process.

Mr. Anderson asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 028-12.

MR. McCLURE MOVED, SECONDED BY MR. SMITH, THAT CASE 028-12 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. ANDERSON, MR. GILSTRAP, MR. HARRINGTON, MR. LANDRITH, MR. McCLURE, AND MR. SMITH VOTING "AYE"; AND WITH MR. EASTMAN BEING ABSENT (6 IN FAVOR, 1 ABSENT).

Mr. Bolander explained that these items will be presented to the City Council on March 19, which is their second meeting in March.

P & Z Case 028-12
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2012-274 **ORDINANCE NO.**

AN ORDINANCE amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Article 22, by adding language for providing for the application of new Development Standards and Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors.

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

Section 1. That Article 22 of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by providing for Planned Corridor Development Standards.

Sec. 29A-2212. *Planned Corridor Development Standards*

A. *Intent and Purpose of Planned Corridor Development Standards.* The intent of Planned Corridor Development Standards is to promote preferred mixed-use and multi-use land development patterns and quality building in key corridors of the City of Joplin as recommended by citizens in recovery public outreach efforts. The purpose of the standards is to accommodate needed private-market choices of Joplin land owner-developers along certain Principal Streets; while applying new standards that promote preferred development options. These standards provide a needed policy link between the Comprehensive Plan 2012 ("Plan 2012" and "the Plan") and the City Zoning Regulations to promote compatible site planning and land development next to long-standing neighbors along the key Planned Corridors.

B. *Application of Development Standards:* The Development Standards are promulgated in the appendices of Plan 2012. The Future Land Use Plan Map of the Plan shows the general locations of the Planned Corridors where these standards apply. For purposes of these regulations, the Development Standards shall be applied to the review of any application for land use permits or building permits on all land parcels that are adjacent to the Principal Street right-of-way along a designated Corridor. The standards also shall be applied to the review of any application for rezoning of land to a higher-intensity Planned Development (PD) zoning classification, the minimum parcel depth for which shall be no less than 180 feet from the Principal Street right-of-way. The standards promulgated

in Appendix A of the Plan are hereby made a part of these Zoning Regulations by reference and apply to the Planned Corridors as follows:

1. *Mixed-Use Development Standards*:
   i. South Main Street to Downtown Corridor.
2. *Multi-Use Neighborhood Development Standards*: Reserved.
3. *Multi-Use Residential-Commercial-Office/Institutional Development Standards*:
   i. South Main Street Gateway Corridor,
   ii. 20th Street Corridor,
   iii. 26th Street Corridor, and
   iv. Connecticut Avenue Corridor.
4. *Multi-Use Commercial Development Standards*:
   i. South Range Line Road Corridor.

Development Standards shall not apply to applications for land use permits or building permits for single-family residential uses already in R-1 Zoning Districts.

C. *Enforcement of Development Standards*: The Development Standards shall be enforced as:

- Conditions of site plan approval, or
- Conditions of rezoning approval to a higher-intensity Planned Development (PD) zoning classification.

PD zoning applications shall be required for any proposed rezoning of land to a higher-intensity land use permitted in Subsection 29A-2212.D below. PD rezoning applications for higher-intensity land uses require minimum depth of development from each Corridor right-of-way to meet minimum standards for site access, circulation, buffers and added setbacks, and related site plan improvements; and to ensure land use compatibility with adjacent Corridor land uses, as well as neighboring land uses behind the Corridor.

D. *Multi-Uses of Land Permitted in Compliance with Development Standards; Minimum Depth Required of Planned Development (DP) Zoning Districts*: Applications for development of multi-uses of land in compliance with the Development Standards are hereby permitted as follows:

1. *Mixed-Use Development Standards*:
   i. Retail-commercial,
   ii. Office/Institutional, and
   iii. Moderate-density Residential.
2. *Multi-Use Neighborhood Development Standards*: Reserved
3. *Multi-Use Residential-Commercial-Office/Institutional Development Standards*:
   i. Low-density Residential,
   ii. Moderate-density Residential,
   iii. Retail-commercial, and
   iv. Office/Institutional.

4. *Multi-Use Commercial Development Standards*:
   i. Retail-commercial, and
   ii. Office/Institutional.

The minimum depth required of Planned Development (DP) Zoning District applications for each set of Development Standards, as measured from the nearest Principal Street right-of-way front lot line to the nearest rear lot line of the proposed development parcel from the Principal Street, shall be no less than :

1. *Mixed-Use Development Standards*: 220 feet deep.
2. *Multi-Use Neighborhood Development Standards*: Reserved.
3. *Multi-Use Residential-Commercial-Office/Institutional Development Standards*: 180 feet deep.
4. *Multi-Use Commercial Development Standards*: 330 feet deep.

E. *Administration of Development Standards*. The various standards shall be administered for Site Plans according to administrative procedures at Subsections 29A-2203 and 29A-2204 of these regulations; and for Planned Development (PD) rezoning applications, at Subsection 29A-2205 and at Subsections 29A-1700 and 29A-1701 of these regulations.

F. *Overlapping or Contradictory Regulations*. To the extent that this section conflicts with another requirement of these regulations, this section controls. For purposes of this subsection, "this section" means the text of this section, the application of this section, or a condition of site plan or rezoning approval applied under the authority of this section. This subsection supersedes Sec. 29A-200.B.2 of these regulations.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2012.

_____
Michael R. Woolston, 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: March 19, 2012

Item: VOLUNTARY ANNEXATION – NE CORNER 44TH & CONNECTICUT
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

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

Public Works Director: David Hertzberg — Date: 3/12/2012
City Attorney: Brian Head — Date: 3-15-12
City Manager: R. Mark Rohr — Date: 3/12/2012
Board or Commission: Planning and Zoning Commission — Date: 3/12/2012

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in favor, 2 absent"

SUMMARY/REQUEST:
Case 033-12: Northeast corner of 44th Street and Connecticut Avenue – A request for Voluntary Annexation into the corporate limits of the City of Joplin – David Powell.

STAFF SUMMARY:
This is a request by the property owner to voluntarily annex a tract of land into the City of Joplin. The tract is approximately 40 acres and is located at the northeast corner of 44th Street and Connecticut Avenue. The property is currently undeveloped; however the owner has indicated a desire to have commercial development in the future.

Staff has received a signed notarized petition from Mr. Powell indicating his desire for the property to be within the City of Joplin.

Staff has reviewed the petition and does not see any issues with proceeding with the annexation of this property. Mr. Powell has provided a conceptual commercial development layout of the property.

Staff recommends approval of the voluntary annexation.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Kellstadt spoke on behalf of the applicant, Mr. David Powell. This tract contains approximately 40 acres that is part of the Village of Leawood, but is being de-annexed by Leawood. Through conversations with the property owner, he has agreed to annex into the City of Joplin for future commercial development.

PUBLIC COMMENT:

Mrs. Marcia Long, 1611 East 50th Street, Joplin, appeared in opposition to the request. She has resided in the Village of Leawood for 45 years, with her father serving on the original board of trustees when the village was incorporated. Her parents and the other neighbors specifically wanted to be assured that their neighborhood would be kept as nice residential and respectable agricultural property, which it has been for these many years.

Mrs. Long understood that given the situation with St. John's moving into the general vicinity, there is not much hope that this beautiful, wooded area that everybody loves will remain in Leawood. She explained that a very significant majority of the village residents opposed David Powell's plan to zone the farm land to C-3 Commercial. She understood that C-3 could be a fairly heavy commercial zoning with anything from liquor licenses to prisons.

Mrs. Long stated that a member of Joplin's CART committee indicated that it would be a bad idea to zone this property commercially at this time because that would be competing with the City of Joplin trying to rebuild so much of the commercial property that was destroyed by last year's tornado. He suggested that this project might be a feasible idea in the future, but that this would be a poor time to try to zone the property commercially with what Joplin is trying to do right now.

Mrs. Long explained that the village residents did not want to rezone the property, so the board of trustees initially voted to deny the commercial request. As time went on, things happened, conversations were had, and it became necessary that the trustees very narrowly voted "yes" to David Powell's demand to de-annex.

Mrs. Long explained that the village and Chairman Desmond, who was threatened with a lawsuit against him personally, as well the village as a corporation, did not want to bear either the expense or the aggravation. She explained that the whole situation has reminded her of what their kids must feel like when they're "bullied" by the big kids on the playground. She thinks it is wrong for that to happen in school, and it is wrong for this annexation to happen as well.

Mr. Denny Desmond, 111 Hidden Valley Drive, Joplin, in the Village of Leawood, appeared and asked what zoning classification this property will be transferred into the City of Joplin as. Mr. Bolander replied that under the City of Joplin's annexation procedures, all newly acquired property, including annexation, comes in as R-1 single-family residential. For the applicant to rezone the property to commercial, a separate advertised public hearing is required.

Mr. Desmond thought that was correct, but he just needed the clarification.

Z&P Meeting: March 12, 2012
City Council Meeting: April 2, 2012

STAFF PLANNING REPORT

CASE 033-12:

Petition the Council to voluntarily annex into the corporate limits of the City of Joplin property located at the northeast corner of 44th Street and Connecticut Avenue.

APPLICANT:

David Powell

LOCATION:

Northeast corner of 44th Street and Connecticut Avenue

PRESENT ZONING:

Residential – Village of Leawood

DISCUSSION:

This is a request by the property owner to voluntarily annex a tract of land into the City of Joplin. The tract is approximately 40 acres and is located at the northeast corner of 44th Street and Connecticut Avenue. The property is currently undeveloped; however the owner has indicated a desire to have commercial development in the future.

We have received a signed notarized petition from Mr. Powell indicating his desire for the property to be within the City of Joplin.

ADDITIONAL INFORMATION OR COMMENTS

Staff has reviewed the petition and does not see any issues with proceeding with the annexation of this property. Mr. Powell has provided a conceptual commercial development layout of the property.

STAFF RECOMMENDATION:

Staff recommends approval of the voluntary annexation.

ENCLOSURES:

None

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO.,1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City Of Joplin, Missouri.

David A. .Powell and Judith M. Powell, Trustees of the Revocable Family Trust of David A. Powell and Judith M. Powell under Trust Agreement dated July 5, 2007.

David A Powell TT
David A. Powell, Trustee

Judith M. Powell, TT
Judith M. Powell, Trustee

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

On this 23rd day of February 2012, before me appeared

David A. & Judith M. Powell, to me known to be the Trustees of the Revocable Family Trust of David A. Powell & Judith M. Powell with Trust Agreement dated July 5, 2012, and that said instrument was signed and sealed on behalf of said Trust by authority of its Trustees and said Trustees acknowledged said instrument to be the free act and deed of said Trust , and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My Commission
Expires: 1/2/2015

Karen Thomp
Notary Public

KAREN THOMPSON
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: January 1/2/2015
ID. #11129820



0 320 640 1,280 1,920 2,560 Feet

Case 033-12: A request for voluntary annexation for the area generally known as the northeast corner of 44th Street and Connecticut Avenue. - David Powell

N

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 12, 2012
4:00 P.M.

The Planning and Zoning Commission met in regular session on Monday, March 12, 2012. Present were Commission Members Kent Eastman, Bob Harrington, Don Landrith, Don McClure, and Lee Smith. Commission Members Bruce Anderson and Justin Gilstrap were absent. Troy Bolander, Eric Kellstadt, and Susan Champlin represented the Planning/Community Development office.

Case 033-12: Northeast corner of 44th Street and Connecticut Avenue – A request for Voluntary Annexation into the corporate limits of the City of Joplin – David Powell.

Mr. McClure acted as chairman and opened the public hearing for Case 033-12. This case will be presented to the City Council on Monday, March 19.

Mr. Kellstadt spoke on behalf of the applicant, Mr. David Powell. This tract contains approximately 40 acres that is part of the Village of Leawood, but is being de-annexed by Leawood. Through conversations with the property owner, he has agreed to annex into the City of Joplin for future commercial development.

Mr. McClure asked for comments from the audience in favor of the request, and none were received. He then asked for comments in opposition to this case.

Mrs. Marcia Long, 1611 East 50th Street, Joplin, appeared in opposition to the request. She has resided in the Village of Leawood for 45 years, with her father serving on the original board of trustees when the village was incorporated. Her parents and the other neighbors specifically wanted to be assured that their neighborhood would be kept as nice residential and respectable agricultural property, which it has been for these many years.

Mrs. Long explained that this has been a good plan, and she has certainly appreciated and been the beneficiary of their foresight. She stated that Harold Warren, previous owner of the property in this request, was also an original trustee.

Mrs. Long realizes that things are changing, since the trustees who founded Leawood in 1956 have all died, so the current residents must move forward with planning for this area. She understood that given the situation with St. John's moving into the general vicinity, there is not much hope that this beautiful, wooded area that everybody loves will remain in Leawood.

Mrs. Long explained that the minutes of all the meetings of the Village of Leawood are documented on their website. She explained that a very significant majority of the village residents opposed David Powell's plan to zone the farm land to C-3 Commercial. She understood that C-3 could be a fairly heavy commercial zoning with anything from liquor licenses to prisons.

Mrs. Long stated that a member of Joplin's CART committee indicated that it would be a bad idea to zone this property commercially at this time because that would be competing with the City of Joplin trying to rebuild so much of the commercial property that was destroyed by last year's tornado. He suggested that this project might be a feasible idea in the future, but that this would be a poor time to try to zone the property commercially with what Joplin is trying to do right now.

Mrs. Long explained that the March issue of the Leawood Ledger, the village newspaper, outlines specifically how this request came to be. She distributed copies of this publication to the commissioners for their review. She explained that the village residents did not want to rezone the property, so the board of trustees initially voted to deny the commercial request. As time went on, things happened, conversations were had, and it became necessary that the trustees very narrowly voted "yes" to David Powell's demand to de-annex.

Mrs. Long explained that the village and Chairman Desmond, who was threatened with a lawsuit against him personally, as well the village as a corporation, did not want to bear either the expense or the aggravation. She explained that the whole situation has reminded her of what their kids must feel like when they're "bullied" by the big kids on the playground. She thinks it is wrong for that to happen in school, and it is wrong for this annexation to happen as well.

Mr. McClure asked for additional comments in opposition.

Mr. Denny Desmond, 111 Hidden Valley Drive, Joplin, in the Village of Leawood, appeared and asked what zoning classification this property will be transferred into the City of Joplin as. Mr. Bolander replied that under the City of Joplin's annexation procedures, all newly acquired property, including annexation, comes in as R-1 single-family residential. For the applicant to rezone the property to commercial, a separate advertised public hearing is required.

Mr. Desmond thought that was correct, but he just needed the clarification.

Mr. McClure asked for additional comments, and none were received. He then closed the public hearing for Case 033-12 and asked for a motion from the commissioners.

MR. HARRINGTON MOVED, SECONDED BY MR. EASTMAN, THAT CASE 033-12 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. EASTMAN, MR. HARRINGTON, MR. LANDRITH, MR. McCLURE, AND MR. SMITH VOTING "AYE", AND WITH MR. ANDERSON AND MR. GILSTRAP BEING ABSENT (5 IN FAVOR, 2 ABSENT).

Mr. McClure reminded those present that this case will be presented to the City Council on Monday, March 19.

Approved _____
Don McClure, Acting Chairman

Approved _____
Susan Champlin, Secretary

P & Z Case 033-12
David Powell
(P & Z Recommended Approval)

COUNCIL BILL NO. 2012-275 **ORDINANCE NO.**

AN ORDINANCE approving the voluntary annexation by the City of Joplin of property located at the northeast corner of 44th Street and Connecticut Avenue, in Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo., 2001, as amended, a verified Petition requesting annexation and signed by the owners of all fee interests of record in the tracts of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to said Section, having referred this matter to the Planning and Zoning Commission for a Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given seven (7) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

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

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land described as follows, to-wit:

All of the South One-Half (S ½) of the East One-Half (E ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 27, Range 33, in Newton County, Missouri.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to be filed with the Clerk of Newton County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the First (1st) day of June, 2012.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2012.

_____
Michael R. Woolston, 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: March 19, 2012
Council Bill No. 2012-121

Item: Purchase of Property for Widening of Maiden Lane 9th – 30th
Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2012-121

Engineering Department: Jack Schaller	Date: 3-8-12
Department Head: David Hertzberg	Date: 3/12/12
Finance Department: Leslie Jones	Date: 3-12-12
City Attorney: Brian Head	Date: 3-13-12
City Manager: Mark Rohr	Date: 3/13/12

Recommended Action: Purchase of Real Property at 2302 Harlem Avenue from Federal Home Loan Mortgage Corporation for the Maiden Lane Widening project.

Background: Maiden Lane from 9th Street to 30nd Street is in need of widening from a four-lane road to a five-lane road due to the increased traffic volume over the last several years. This project was listed as priority number 5 and 6 on the previously passed 3/8-cent Transportation Sales Tax. The total estimated cost for this project is $4,300,000 including construction, engineering, surveying and right-of-way acquisition. In order to complete the widening project it is necessary to purchase right of way from the described property located at 2302 Harlem Avenue. This acquisition will be the 50th of 67 parcels.

Discussion: Staff has reached an agreement with Federal Home Mortgage Corporation for Six Thousand Dollars, ($6,000.00). This is within the appraisal range for this acquisition.

Recommendation: Staff recommends approval for payment of $6,000 for the purchase of the described real property at 2302 Harlem Avenue.



Date: 3/6/2012

inch = 50

COUNCIL BILL NO. 2012-121 ORDINANCE NO.

AN ORDINANCE approving the purchase of real property at 2302 Harlem Avenue, consisting of Lot 352 in T.W. Cunningham's Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Six Thousand and 00/100 dollars ($6,000.00) and containing an emergency clause.

WHEREAS, Federal Home Mortgage is the legal owner of property at 2302 Harlem Avenue, consisting of part of Lot 352 in Cunningham's Addition to the City of Joplin, Jasper County, Missouri and;

WHEREAS, the Council of the City of Joplin approved in the 2011-2012 budget funds for the purchase of right of way for the Street Widening Improvements on Maiden Lane.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire right of way at 2302 Harlem Avenue, described herein.

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

Section 1. That the City of Joplin approve the purchase of real property 2302 Harlem Avenue, consisting of:

All of Lot 352 in T.W. Cunningham's Addition to the City of Joplin, Jasper County, Missouri.

New Right of Way:

A tract of land being a part of Lot 352 in T.W. Cunningham's Addition to the City of Joplin and described as beginning at the Northwest corner of said Lot 352; thence South 87°57'18" East, 35.00; thence South 47°02'39" West, 21.21 feet; thence South 02°02'36" West, 35.0 feet; thence North 87°57'18" West, 20.00 feet; thence North 02°02'36" East, 50.00 feet to the Point of Beginning.

Section 2. That the City of Joplin authorize placing $6,000.00, in escrow for the purchase of real property at 2302 Harlem Avenue. Payment will be made from account #145-4565-520-8105 Project TC0505.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) 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.

COUNCIL BILL NO. 2012-121 ORDINANCE NO.

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

_____, 2012 by a vote of _____.

_____
Michael R. Woolston, 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: March 19, 2012
Council Bill No. 2012-123
Item: Revised Contract for Remediation of Metals Contaminated Soil
Originating Department: PUBLIC WORKS – ENGINEERING

Attachments:
1) Council Bill No. 2012-123

Engineering: Jack Schaller OKH for	Date: 3/14/12
Public Works: David Hertzberg OKH	Date: 3/14/12
Finance Department: Leslie Jones	Date: 3-14-12
City Attorney: Brian Head	Date: 3-14-12
City Manager: Mark Rohr MP for C.M.	Date: 3-14-12

Recommended Action: Approval of award of a revised contract with Camcor Environmental and Big John's Heavy Equipment on a per unit price basis as set forth in the bid proposal.

Background: On March 5, 2012 the Joplin City Council approved a contract with Camcor Environmental for the Remediation of Metals Contaminated Soils. This was done under Council Bill 2012-118 and approved by a 9-0 vote. Upon approaching Camcor Environmental to execute the contract and associated bonds, it was realized that Camcor Environmental had partnered with Big John's Heavy Equipment, Inc. to help facilitate completion of the project. In order to properly reflect all parties involved with this contract, the contract needs to revised to reflect all involved parties. This council bill is intended to revise said contract.

Discussion: Remediation of unacceptable levels of metals contaminated soil was advertised in the Joplin Globe for one day. Bids were opened on February 23, 2012 with 6 firms bidding. Camcor Enviromental was awarded the original contract on March 5, 2012 and Big John's Heavy Equipment is being added to the contract for purposes of bonding.

Recommendation: Staff recommends approval of an award of contract to Camcor Environmental and Big John's Heavy Equipment on a per unit price basis as set forth in the bid proposal.

COUNCIL BILL NO. 2012-123 ORDINANCE NO.

AN ORDINANCE approving the City of Joplin to enter into a revised agreement with Camcor Environmental and Big John's Heavy Equipment to provide professional services for the Remediation of Metals Contaminated Soil and authorizing the Public Works Director to execute said Agreement; and containing an emergency clause.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That the City enter into a revised agreement between the City of Joplin and Camcor Environmental and Big John's Heavy Equipment to provide professional services for the Remediation of Metals Contaminated Soil on a per unit price basis as set forth in the bid proposal, a true and accurate copy of the same being attached hereto and incorporated herein is hereby approved.

Section 2. That the Public Works Director of the City of Joplin, Missouri, is hereby authorized to execute said Agreement for and on behalf of the City of Joplin.

Section 3. This ordinance is an emergency within the meaning of Section 2.12 (6) in that said ordinance provides for public improvements and is considered an emergency by the Council and as such shall become effective immediately upon this passage as provided by the Home Rule Charter for the City of Joplin.

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

_____, 2012, by a _____ vote.

ATTEST: Michael R. Woolston, Mayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

CONTRACT

THIS AGREEMENT, made this _____ day of _____, 20 12, by and between

Camcor Environmental		Big John's Heavy Equipment, Inc.
20383 Raccoon	and	5863 Lark Road
Stella, MO 64867		Diamond, MO 64840

Herein through its owner, Sara Camerer (an individual doing business as Camcor Environmental) of Stella, County of Newton, and State of Missouri , and Sid Davis (an individual doing business as Big John's Heavy Equipment, Inc.) of Diamond, County of Newton and State of Missouri, Hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the construction described as follows:

Remediation of Metals Contaminated Soil

Camcor is intending to do the project as properties are turned over to them to the extent possible. When the extent of the properties is in excess of their manpower, Big John's Heavy Equipment will provide full remediation services to include, but not be limited to: hauling of contaminated soils, importing clean soil, removal of contaminated soils, disposal of contaminated soils, seeding and mulching, placing clean fill and associated work contained herein.

Hereinafter called the project, in an amount not to exceed the per unit price as described in the bid response price per unit form and all extra work in connection therewith, under the terms as stated in the General and Special Conditions of the Contract; and at his (its or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the General Conditions, Supplemental General Conditions, and Special Conditions of the contract, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof, the specifications and contract documents therefore as prepared by City of Joplin, herein entitled the Architect/Engineer, all of which are made a part hereof and collectively evidence and constitute the contract.

The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the project within not applicable consecutive calendar days thereafter. The Contractor further agrees to pay, as liquidated damages, the sum of $ 0.00 for each consecutive calendar day thereafter as hereinafter provided in Paragraph 15 of the General Conditions.

The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the contract, subject to additions and deductions, as provided in the General Conditions of the Contract, and to make payments on account thereof as provided in Paragraph 19, "Payments to Contractor, " of the General Conditions.

IN WITNESS WHEREOF, the parties to these presents have executed this contract in six (6) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

(Seal)

ATTEST:

_____
(Owner) Camcor Environmental

_____
(Owner) Big John's Heavy Equipment, Inc.

_____
(Secretary)Camcor Environmental

By _____

_____
(Witness)

_____
(Title)

(Seal)

_____
(Contractor)

_____
(Secretary)Big John's Heavy Equipment, Inc.

By _____

_____
(Witness)

_____
(Title)

_____
(Address and Zip Code)

Note: Secretary of the Owner should attest. If Contractor is a corporation, Secretary should attest.

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 19, 2012
Item: COUNCIL BILL NO. 2012-003
Originating Department: CONVENTION & VISITORS BUREAU

Attachments: 1) Ordinance No. 2011-105

Convention & Visitors Bureau: Patrick Tuttle	Date: 3/15/12
Finance Department: Leslie Jones	Date: 3/15/12
City Attorney: Brian Head	Date: 3-15-12
City Manager: R. Mark Rohr	Date: 3/15/12

SUMMARY/REQUEST:
Following a Public Hearing on September 6, 2011, Council approved and passed Ordinance No. 2011-105 wherein one of the several named Grant recipients was Festival of the Four States, Boomtown Days, for a Half Marathon and 5K Run event. In light of the May 22, 2011 tornado, the Festival of the Four States, Boomtown Days organizers has refocused their efforts on a Memorial Run in memory of those lives lost. The event known as the Joplin Memorial Run will be held on the Saturday prior to the anniversary date each year rather than the second weekend in June as has traditionally been done.

The organizing committee has withdrawn their grant application as Festival of the Four States, Boomtown Days Run and asked it be re-granted as Active Lifestyle Events, Inc., the organizing body for the Joplin Memorial Run. Active Lifestyle Events, Inc. has submitted its application seeking the Twenty Thousand Dollar ($20,000.00) Grant intended for the Festival of the Four States, Boomtown Days, for a Half Marathon and 5K Run.

Convention & Visitors Advisory Board has reviewed the application of Active Lifestyle Events, Inc., and, has recommended to the Council that the Joplin Memorial Run event sponsored by Active Lifestyle Events, Inc., be funded utilizing a portion of said proceeds.

RECOMMENDATION:

CVB Staff and Advisory Board recommends approval.

COUNCIL BILL NO. 2012-003 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2011-105 passed by the Council on the 6th day of September, 2011, to remove the application of Grant recipient Boomtown Days, relating to the Half Marathon and 5K Run, from the Grant applications received and approved; approving the application of Active Lifestyle Events, Inc., for a May 19, 2012 "Joplin Memorial Run"; for utilization of FY2012 Festivals and Celebrations support pursuant to Ordinance No. 2000-148, as authorized by the voters on November 7, 2000; authorizing the City Manager to execute the appropriate agreement with such organization for the utilization of such funds.

WHEREAS, the voters of the City of Joplin approved an increase in the Occupational License Tax for transient sleeping accommodations at an election held on November 7, 2000; and,

WHEREAS, pursuant to the provisions of Ordinance No. 2000-148, a portion of said funds is to be utilized for festivals or celebrations intended to attract visitors from the region to the City and other related activities in the City; and,

WHEREAS, after conducting a Public Hearing on September 6, 2011, the Council approved and passed Ordinance No. 2011-105 wherein one of the several named Grant recipients was Boomtown Days, Festival of the Four States for a Half Marathon and 5K Run event; and,

WHEREAS, Boomtown Days, Festival of the Four States, has withdrawn its application as a Grant recipient for the Half Marathon and 5K Run event; and,

WHEREAS, Active Lifestyle Events, Inc., has submitted its application seeking a Twenty Thousand Dollar ($20,000.00) Grant in place of the Boomtown Days, Festival of the Four States event application; and,

WHEREAS, the Convention & Visitors Advisory Board has reviewed the application of Active Lifestyle Events, Inc., and, has recommended to the Council that the Joplin Memorial Run event sponsored by Active Lifestyle Events, Inc., be funded utilizing a portion of said proceeds.

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

Section 1. That Ordinance No. 2011-105 passed by the Council on September 6, 2011, be amended by removing Boomtown Days, Festival for the Four States, as a $20,000.00 Grant recipient for the FY2012.

Section 2. That the Application of Active Lifestyle Events, Inc., for the Joplin Memorial Run (May 19, 2012) in the amount of Twenty Thousand Dollars ($20,000.00); for utilization of FY2012 Festivals and Celebrations support pursuant to Ordinance No. 2000-148, as authorized by the voters on November 7, 2000, be and the same is hereby approved.

Section 3. That the City Manager is hereby authorized and directed to execute said Agreement, by and on behalf of the City of Joplin, with said organization for the expenditure of said funds in accordance with the recommendation of the Joplin Convention & Visitors Bureau, and, in accordance with Ordinance No. 2000-148.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2012.

_____
Michael R. Woolston, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

I hereby certify that a sufficient amount is available in the CVB Fund, Account No. 105-4080-560-7505, to pay the grant amounts awarded.

_____
Leslie Jones, Director of Finance

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: MARCH 19, 2012

ITEM: COUNCIL BILL No. 2012-501

ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: FIRST PURCHASE AGREEMENT AMENDMENT; AMORTIZATION SCHEDULE

Finance Director: Leslie Jones Date: 3-12-12
City Attorney: Brian Head Date: 3-13-12
City Manager: Mark Rohr Date: 3/13/2012

INTRODUCTION:
This Council Bill authorizes the modification of the terms of the $26,000,000 Sewer System Revenue Bonds issued through the State of Missouri Direct Loan Program.

DISCUSSION:
In 2011, the City borrowed $26 million in Sewer Revenue Bonds through the State of Missouri Direct Loan Program after approval by the voters. The bond is for improvements at the Turkey Creek Wastewater Treatment Facility, as well as the Shoal Creek Wastewater Treatment Facility. The interest rate is 1.7%.

The first principal payment is currently scheduled for July of 2012. However, due to the construction progress, the City has only drawn down some of the bond proceeds. Therefore, this ordinance amends the repayment terms of the $26 million sewer revenue bonds based on the estimated construction completion dates. Under the amended terms, the first principal payment will be January of 2014.

RECOMMENDATION:

City Staff recommends this Council Bill be approved on first reading.

COUNCIL BILL NO. 2012-501 **ORDINANCE NO.**

AN ORDINANCE amending ordinance number 2011-01 authorizing the issuance of $26,000,000 principal amount of sewerage system revenue bonds (State of Missouri – Direct Loan Program) Series 2011A of the City of Joplin, Missouri and prescribing other related matters.

WHEREAS, the City of Joplin, Missouri (the "City") is a constitutional charter city organized and existing under the constitution and laws of the State of Missouri; and

WHEREAS, the City now owns and operates a revenue producing sewerage system, serving the City, its inhabitants and others within its service area, including connected and related appurtenances and facilities and extensions, improvements, additions and enlargements made or acquired by the City (the "System"); and

WHEREAS, to provide for the most cost-effective financing of improvements to the System the City has participated in the State of Missouri Direct Loan Program of the Missouri Department of Natural Resources ("DNR") and the Clean Water Commission of the State of Missouri (the "Commission"), by the issuance of the City's Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program) Series 2011A, in the maximum principal amount of $26,000,000 (the "Bonds"), authorized by Ordinance No. 2011-001 passed and approved on January 3, 2011, as amended by Ordinance No. 2011-160 passed and approved on December 19, 2011 (collectively, the "Bond Ordinance") (terms not otherwise defined in this Amending Ordinance have the meanings set forth in the Bond Ordinance); and

WHEREAS, in connection with the issuance of the Bonds, the City entered into the Purchase Agreement dated as of January 1, 2011 (the "Purchase Agreement") with DNR; and

WHEREAS, the proceeds of the Bonds are being applied to finance the acquisition, construction, improvement and equipping of the Project (as defined in the Purchase Agreement, as amended); and

WHEREAS, the City suffered extensive damage from a catastrophic tornado that struck May 22, 2011, resulting in significant adverse impacts to the System and the construction timeline for the Project, and the City, with the consent of DNR, desires to modify the terms of the Bonds to ameliorate the fiscal impact of the events of May 22, 2011; and

WHEREAS, Section 1101(a) of the Bond Ordinance provides that the Bond Ordinance may be amended by an ordinance with the written consent of DNR, as sole owner of the Bonds; and

WHEREAS, the Council of the City finds and determines that it is in the best interests of the City to modify the terms of the Bonds;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1. Amendment of Bond Ordinance.

(a) The definitions of "Principal Payment Date" and "Stated Maturity" in Section 101 of the Bond Ordinance are amended and restated as follows:

"Principal Payment Date" means each January 1 and July 1, commencing January 1, 2014, and any date on which the Bonds are optionally redeemed in accordance with Section 301.

"Stated Maturity" means July 1, 2033, the final maturity date of the Bonds.

(b) The initial quarterly principal payment date set forth in Section 502(a)(2)(B) of the Bond Ordinance is amended by deleting "March 15, 2012" and inserting "September 15, 2013" in its place.

(c) The Stated Maturity as set forth on the first page of the form of Bond, Exhibit A, is amended by deleting "July 1, 2031" and inserting "July 1, 2033" in its place.

(d) Exhibit B is deleted and replaced by Exhibit B in the form attached to this Amending Ordinance.

Section 2. Authorization and Execution of Purchase Agreement Amendment and Other Documents. The City is authorized to enter into the First Purchase Agreement Amendment dated as of April 1, 2012 (the "Amendment"), between the City and DNR, amending the Purchase Agreement, in substantially the form presented to the Council. The Mayor of the City is authorized to execute the Amendment for and on behalf of and as the act and deed of the City, with changes approved by the Mayor, which approval will be conclusively evidenced by the signature of the Mayor to the Amendment. The Mayor is further authorized and directed to execute other documents, certificates and instruments that are necessary or desirable to carry out the intent of this Amending Ordinance. The City Clerk is authorized and directed to attest any documents, certificates and instruments that are necessary or desirable to carry out the intent of this Amending Ordinance.

Section 3. Further Authority. The officers of the City, including the Mayor and the City Clerk, are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Amending Ordinance.

Section 4. Effective Date. This Amending Ordinance shall be in full force and effect from and after twenty (20) days after its passage and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2012.

_____
Michael R. Woolston, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

COUNCIL BILL NO. 2012-501

APPROVED AS TO FORM:

_____

Brian W. Head, City Attorney

EXHIBIT B

MANDATORY SINKING FUND REDEMPTION SCHEDULE

Redemption Date	Principal Amount	Redemption Date	Principal Amount
January 1, 2014	$50,000	January 1, 2024	$704,000
July 1, 2014	50,000	July 1, 2024	704,000
January 1, 2015	100,000	January 1, 2025	721,000
July 1, 2015	100,000	July 1, 2025	722,000
January 1, 2016	427,000	January 1, 2026	740,000
July 1, 2016	568,000	July 1, 2026	740,000
January 1, 2017	581,000	January 1, 2027	758,000
July 1, 2017	583,000	July 1, 2027	759,000
January 1, 2018	596,000	January 1, 2028	778,000
July 1, 2018	607,000	July 1, 2028	778,000
January 1, 2019	622,000	January 1, 2029	797,000
July 1, 2019	622,000	July 1, 2029	798,000
January 1, 2020	638,000	January 1, 2030	818,000
July 1, 2020	637,000	July 1, 2030	818,000
January 1, 2021	654,000	January 1, 2031	839,000
July 1, 2021	653,000	July 1, 2031	839,000
January 1, 2022	670,000	January 1, 2032	861,000
July 1, 2022	670,000	July 1, 2032	860,000
January 1, 2023	686,000	January 1, 2033	883,000
July 1, 2023	687,000	July 1, 2033†	882,000

† Maturity

I, the undersigned, City Clerk of the City of Joplin, Missouri, hereby certify that the above and foregoing constitutes a full, true and correct copy of Ordinance No. ___ duly adopted by the Council of the City at a meeting duly and regularly held, after proper notice thereof, on _____ __, 2012; that said Ordinance has not been modified, amended or repealed, and is in full force and effect as of the date hereof; and that the same is on file in my office.

WITNESS my hand and official seal this ____ day of _____, 2012.

_____

City Clerk

(Seal)

Direct Loan Amortization (Level Debt) City of Joplin

Based on estimated interest rate of 1.70%

Loan Statistics

Principal Amount:	26,000,000	Day-count Method	30/360		
Interest Rate:	1.70%		Denomination	$	100
Dated Date:	01/26/2011		Prin. Pmts/Yr		2
Issue Date:	01/26/2011		Total Prin.Pmts		40
First Interest Payment Date	07/01/2011				
First Principal Payment Date	01/01/2014				
Last Payment	07/01/2033	Admin Fee	1.00%		

Payment Date	Payment Number	Interest	Principal	Total P & I	Annual Payment	Principal Balance	Admin Fee	Total P&I + Admin Fee	Annual Outlay
1/26/11						26,000,000.00			
7/1/11		190,305.56		190,305.56	190,305.56	26,000,000.00		190,305.56	190,305.56
1/1/12		221,000.00		221,000.00		26,000,000.00		221,000.00	
7/1/12		221,000.00		221,000.00	442,000.00	26,000,000.00		221,000.00	442,000.00
1/1/13		221,000.00		221,000.00		26,000,000.00		221,000.00	
7/1/13		221,000.00	-	221,000.00	442,000.00	26,000,000.00	130,000.00	351,000.00	572,000.00
1/1/14	1	221,000.00	50,000.00	271,000.00		25,950,000.00	130,000.00	401,000.00	
7/1/14	2	220,575.00	50,000.00	270,575.00	541,575.00	25,900,000.00	129,750.00	400,325.00	801,325.00
1/1/15	3	220,150.00	100,000.00	320,150.00		25,800,000.00	129,500.00	449,650.00	
7/1/15	4	219,300.00	100,000.00	319,300.00	639,450.00	25,700,000.00	129,000.00	448,300.00	897,950.00
1/1/16	5	218,450.00	427,000.00	645,450.00		25,273,000.00	128,500.00	773,950.00	
7/1/16	6	214,820.50	568,000.00	782,820.50	1,428,270.50	24,705,000.00	126,365.00	909,185.50	1,683,135.50
1/1/17	7	209,992.50	581,000.00	790,992.50		24,124,000.00	123,525.00	914,517.50	
7/1/17	8	205,054.00	583,000.00	788,054.00	1,579,046.50	23,541,000.00	120,620.00	908,674.00	1,623,191.50
1/1/18	9	200,098.50	596,000.00	796,098.50		22,945,000.00	117,705.00	913,803.50	
7/1/18	10	195,032.50	607,000.00	802,032.50	1,598,131.00	22,338,000.00	114,725.00	916,757.50	1,830,561.00
1/1/19	11	189,873.00	622,000.00	811,873.00		21,716,000.00	111,690.00	923,563.00	
7/1/19	12	184,586.00	622,000.00	806,586.00	1,618,459.00	21,094,000.00	108,580.00	915,166.00	1,838,729.00
1/1/20	13	179,299.00	638,000.00	817,299.00		20,456,000.00	105,470.00	922,769.00	
7/1/20	14	173,876.00	637,000.00	810,876.00	1,628,175.00	19,819,000.00	102,280.00	913,156.00	1,835,925.00
1/1/21	15	168,461.50	654,000.00	822,461.50		19,165,000.00	99,095.00	921,556.50	
7/1/21	16	162,902.50	653,000.00	815,902.50	1,638,364.00	18,512,000.00	95,825.00	911,727.50	1,833,284.00
1/1/22	17	157,352.00	670,000.00	827,352.00		17,842,000.00	92,560.00	919,912.00	
7/1/22	18	151,657.00	670,000.00	821,657.00	1,649,009.00	17,172,000.00	89,210.00	910,867.00	1,830,779.00
1/1/23	19	145,962.00	686,000.00	831,962.00		16,486,000.00	85,860.00	917,822.00	
7/1/23	20	140,131.00	687,000.00	827,131.00	1,659,093.00	15,799,000.00	82,430.00	909,561.00	1,827,383.00
1/1/24	21	134,291.50	704,000.00	838,291.50		15,095,000.00	78,995.00	917,286.50	
7/1/24	22	128,307.50	704,000.00	832,307.50	1,670,599.00	14,391,000.00	75,475.00	907,782.50	1,825,069.00
1/1/25	23	122,323.50	721,000.00	843,323.50		13,670,000.00	71,955.00	915,278.50	
7/1/25	24	116,195.00	722,000.00	838,195.00	1,681,518.50	12,948,000.00	68,350.00	906,545.00	1,821,823.50
1/1/26	25	110,058.00	740,000.00	850,058.00		12,208,000.00	64,740.00	914,798.00	
7/1/26	26	103,768.00	740,000.00	843,768.00	1,693,826.00	11,468,000.00	61,040.00	904,808.00	1,819,606.00
1/1/27	27	97,478.00	758,000.00	855,478.00		10,710,000.00	57,340.00	912,818.00	
7/1/27	28	91,035.00	759,000.00	850,035.00	1,705,513.00	9,951,000.00	53,550.00	903,585.00	1,816,403.00
1/1/28	29	84,583.50	778,000.00	862,583.50		9,173,000.00	49,755.00	912,338.50	
7/1/28	30	77,970.50	778,000.00	855,970.50	1,718,554.00	8,395,000.00	45,865.00	901,835.50	1,814,174.00
1/1/29	31	71,357.50	797,000.00	868,357.50		7,598,000.00	41,975.00	910,332.50	
7/1/29	32	64,583.00	798,000.00	862,583.00	1,730,940.50	6,800,000.00	37,990.00	900,573.00	1,810,905.50
1/1/30	33	57,800.00	818,000.00	875,800.00		5,982,000.00	34,000.00	909,800.00	
7/1/30	34	50,847.00	818,000.00	868,847.00	1,744,647.00	5,164,000.00	29,910.00	898,757.00	1,808,557.00
1/1/31	35	43,894.00	839,000.00	882,894.00		4,325,000.00	25,820.00	908,714.00	
7/1/31	36	36,762.50	838,000.00	875,762.50	1,758,656.50	3,486,000.00	21,625.00	897,387.50	1,806,101.50
1/1/32	37	29,631.00	861,000.00	890,631.00		2,625,000.00	17,430.00	908,061.00	
7/1/32	38	22,312.50	860,000.00	882,312.50	1,772,943.50	1,765,000.00	13,125.00	895,437.50	1,803,498.50
1/1/33	39	15,002.50	883,000.00	898,002.50		882,000.00	8,825.00	906,827.50	
7/1/33	40	7,497.00	882,000.00	889,497.00	1,787,499.50	-	4,410.00	893,907.00	1,800,734.50
		6,318,576.06	26,000,000.00	31,429,079.06			3,214,865.00	35,533,441.06	35,533,441.06

Loan Amount	$	26,000,000.00	

Average annual payment	**1,733,338.59**
Monthly payment	**144,444.88**

FIRST PURCHASE AGREEMENT AMENDMENT

City of Joplin, Missouri
Sewerage System Revenue Bonds
(State of Missouri – Direct Loan Program)
Series 2011A

THIS FIRST PURCHASE AGREEMENT AMENDMENT (this "Amendment"), dated as of April 1, 2012, is by and among the **MISSOURI DEPARTMENT OF NATURAL RESOURCES**, a department of the State of Missouri, its successors and assigns ("DNR"), and the **CITY OF JOPLIN, MISSOURI**, a constitutional charter city and political subdivision of the State of Missouri (the "Participant").

RECITALS

1. Pursuant to 10 CSR 20–4.010 through 10 CSR 20–4.020 and 10 CSR 20–4.040 through 10 CSR 20–4.050 of the Code of State Regulations, DNR, in cooperation with the Clean Water Commission of the State of Missouri (the "Clean Water Commission"), has developed and implemented the State of Missouri Direct Loan Program (the "Direct Loan Program") and has stated its intent to make loans to political subdivisions of the State of Missouri..

2. In order to provide for the most cost effective financing of certain extensions and improvements to the System, the Participant has participated in the Direct Loan Program by the issuance of the Participant's Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program) Series 2011A (the "Bonds"), authorized by Ordinance No. 2011-001 passed and approved on January 3, 2011, as amended by Ordinance No. 2011-160 passed and approved on December 19, 2011.(collectively, the "Bond Ordinance").

3. In connection with the issuance of the Bonds, the Participant entered into the Purchase Agreement dated as of January 1, 2011 (the "Purchase Agreement") with DNR.

4. Section 7.6 of the Purchase Agreement provides that the Purchase Agreement may be amended by a written instrument executed by the City and DNR.

5. The City and DNR desire to amend the Purchase Agreement as provided in this Amendment.

AGREEMENT

Section 1. Project Schedule. Section 1.1 of the Purchase Agreement is amended by amending and restating the definition of " "Project Schedule" as follows:

> "Project Schedule" means the schedule for completion of the Project that is estimated by the Participant to be the following as of the date of execution of this Agreement:

Event	Projected Date (Turkey Creek)	Projected Date (Shoal Creek)
Advertising for bids	December, 2010	June, 2012
Bid opening	January, 2011	July, 2012
Construction contract award	September, 2011	September, 2012
Initiation of Operations	March, 2013	September, 2014
Construction completion	March, 2013	September, 2014
Project completion	March, 2014	September, 2015

Section 3. Execution in Counterparts. This Amendment may be executed in any number of counterparts, each of which will be regarded for all purposes as one original and constitute one and the same instrument.

Section 4. Applicable Law. This Amendment will be governed exclusively by the laws of the State.

Section 5. Ratification. Except as expressly amended by this Amendment, the provisions of the Purchase Agreement are ratified and remain in full force and effect.

[*remainder of this page intentionally left blank*]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed by their duly authorized officers or signatories and dated as of the day and year first above written.

MISSOURI DEPARTMENT OF NATURAL RESOURCES

By: _____
Department Director

[SEAL]
ATTEST:

CITY OF JOPLIN, MISSOURI

_____
City Clerk

By: _____
Mayor

Citizens Advisory Recovery Team
Housing + Neighborhoods Sector (HNS)
3.14.12 @ 10:00 AM
City Hall, 5th Floor Conference Room

For those calling in, please use the following number:

Call in number: (888) 278-0296
Call in password: 4371162

Agenda

1) Introductions

2) Lisa from the DIFP (Dept of Ins) will be speaking with us about how the Insurance Campaign has been going and give an update on the door to door visits done on Tuesday.

3) Legal Rights Workshop update –from Janice Franklin.

4) Agency reports; collective data.

5) New/other items

6) Adjourn