
Requested Council Meeting Date: November 2, 2015

Item: RESOLUTION NO. 2015-020

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

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

Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 10/15/2015

Recommended Action: Planning and Zoning Commission recommended approval for a permanent Special Use Permit by a vote of “6 in favor, 1 absent”

SUMMARY/REQUEST:

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

STAFF SUMMARY:

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

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

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

The following items are conditions for consideration of the Special Use Permit:

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

PLANNING & ZONING COMMISSION TESTIMONY:

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

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

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

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

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

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

PUBLIC COMMENT:

None.