
Requested Council Meeting Date: July 5, 2016

Item: COUNCIL BILL NO. 2016-266

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
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: 6/13/2016

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

SUMMARY/REQUEST:

Case 018-16: 1530 South Range Line Road – A request from to rezone from C-O (Non-Retail Commercial) and R-1 (Single-Family Residential) to C-3 (Commercial) for the construction of a car wash – Joplin Car Wash, LLC.

STAFF SUMMARY:

This property is located at the northwest corner of 15th Street and Range Line Road directly south of Payless Shoes and is just over an acre in size. It is located on the Range Line Road Commercial Corridor which has been classified as retail-commercial in the future land use map. The proposed development is an automatic car wash with free vacuum stalls. This traffic-intensive land use is appropriate for the Range Line Corridor and matches the future land use map for the City of Joplin. Residential areas to the west will be screened using a combination of a masonry wall and landscaping.

Staff recommends approval of Case 018-16.

PLANNING & ZONING COMMISSION TESTIMONY:

Chris Michael and Steve Hendricks requested the rezoning of property in Case 018-16 for a new tunnel car wash. They propose using the current entrance off Range Line Road. There will be three stacking lanes with sufficient space for 28 cars “before the gate” and an additional six cars “after the gate”, with another six cars inside. Traffic will not be backed up on Range Line.

Mr. Michael stated this facility can process a vehicle every 22 seconds. Customers can use the free vacuums and to bring them back onto 16th Street, so there will be no congestion with people trying to turn north due to the median on Range Line. No access to the alley will be utilized.

Mr. Michael showed the commissioners photographs of one of their current facilities in Warrensburg, Missouri. It is a very aesthetically pleasing building. The polycarbonate roof and

glass gives it a very light and open effect to be able to have that customer feel safe and be able to see inside the car wash and know what's going to be happening while they're in there as well.

Mr. Michael has elevations for the proposed car wash, along with a full-sized rendering as it will look on the property there as well. He has included fencing and landscaping around the facility.

Mr. Dermott asked if customers can go east or west off 16th Street when they leave the facility, and Mr. Michael replied that is correct. They would be able to go east or west off 16th Street.

Mr. Duncan asked for additional information regarding the green space in the back and the fencing, as well as the material for the fencing. Mr. Michael is planning an eight-foot masonry wall in compliance with the City Code. A 10-foot wide landscaping buffer is in place in the back, with a seven-foot landscaping buffer on each side.

Mr. Cortez asked about the hours of operation, and Mr. Michael replied 7:00 a.m. to 8:00 p.m. They may stay open until 9:00 p.m. but have reviewed the City's noise ordinance, which requires closure by 10:00 p.m.

Mr. Cortez asked if the vacuums would be inoperable when the hours of operation are over, and Mr. Michael replied that is correct.

PUBLIC COMMENT:

Comments were received from the following:

Mr. Jeremy Shuey, 2911 East 16th Street, Joplin

Mr. Joe Landrith, 2914 East 16th Street, Joplin

Ms. Angela Comstock, 1521 South Highview Avenue, Joplin

They discussed ongoing traffic and speeding issues on 16th Street and in the alley between 15th and 16th Streets with the existing businesses in the area. They thought the traffic situation would be intensified by the car wash. They also expressed concern about trash in their yards. They would like 16th Street to be blocked off similar to how 14th Street was recently blocked off and would also like to close off the alley.

In response to comments regarding the closure of 16th Street, Mr. Smith suggested the neighbors make a plea to the City Council for a barrier or street vacation if the rezoning request is approved. Direction was received from the City Council to close 14th Street.

In response to comments regarding the closure of the alley between 15th and 16th Streets, Mr. Bolander stated the alley is a service alley, and vacation of a service alley is difficult since utilities exist in that corridor as well that the City staff must maintain and have access to. This alley provides a function that the staff must look at before requesting the vacation of the alley.

Ms. Cunningham stated what is being considered at this point is whether or not to rezone these three residential lots to commercial because it is in a commercial corridor from Highview Avenue to Range Line Road. The site plan is available because when the zoning intensity is increased in this area, the City staff requires some sort of site plan so the City Council can know what's going in. The discussion at this point is whether or not it is appropriate to rezone to a commercial use, with the City's future land use map dictating that commercial zoning is appropriate for this area.