

CB 2020-271

Case 031-20: 1902 New Jersey Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-3-PD (Commercial Planned Development) for future car wash and laundromat facilities on property located at 1902 New Jersey Ave. – Wade Real Estate Holdings

Mr. Eastman advised Mr. Ramsour he needed to recuse himself from this case.

Steven Wade, Wade Real Estate Holdings, 822 Oakmont Dr., Joplin, MO. Wade Real Estate Holdings was in the process of purchasing the property. The family that is selling that property is wanting to sell the whole property. The plan is to put in a laundromat which will be facing 20th Street and then two bays of an automatic car wash and behind that will be 8 bays of self service. There will be a couple of entrances off New Jersey to go to the carwash section and then an entrance off 20th Street to the laundromat.

Mr. Kimble wanted to know how far back will the carwash go toward the backyard of the homes on 18th Street?

Mr. Wade stated from the back property will be approximately 70 to 80 foot from the carwash to the back-property line and then there is a buffer zone to the north.

Mr. Ramsour asked Mr. Stanton about the requirements for fencing or landscaping?

Mr. Stanton stated that they would have two options under the buffer requirement in the code between a C-3 and an R-1 uses. Both will be 20 feet wide; one is all-natural landscaping and the other one would be a berm and fence combination.

Mr. Kimble wanted to know from Mr. Wade if he had in mind what buffer he would use on the north end of the property.

Mr. Wade stated that in the engineering plans a 20-foot buffer. The way the property is there is a natural drainage and will use that 20-foot buffer all along that end.

Mr. Ramsour asked if there were any other questions or comments for Mr. Wade? There were not.

Mr. Ramsour asked if there is anyone else to speak in favor of this case? There were not. Mr. Ramsour asked if there is anyone who would like to speak in opposition of this case?

David Bird, 1930 E 18th Street, Joplin, MO. His concern is the berm. There will be trash, lights, and noise, and trees in a berm isn't going to work. The fence around the Library, doesn't work. There are lights and trash, trash from Casey's across the street. The drainage at the corner of 19th and New Jersey backs up which flood his yard and the neighbor's yard to the west. Hard rain, it floods. The primary concern is the berm and trees, he wants a solid wall at least 6 to 8-foot-tall in an L shape. The trash and vacuums are going to be right there in that corner, flooding will be a big issue.

Mr. Ramsour asked if there was anyone else in opposition of this case? There were not.

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. LEDFORD, CASE 031-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MS. BRUCKNER-SEARS, MR. MCCULLOUGH, MR. KIMBLE AND MR. LEDFORD VOTING "AYE". (6IN FAVOR, 0 NAYS, 1 RECUSE).