

CB 2021-253

Case 002-21: Approximately 375' West and 200' North of the intersection of W. 23rd St. and S. Walnut Ave. – A request to remove from District R-2 (Two-family Residential) and include in District M-2 (Heavy Industrial) for future ministorage development – Dale Mitchell.

Dale Mitchell, 2222 W 22nd Street, Joplin, MO. He started the mini storage approximately 20 years ago. He developed the land around that property. We sold half of it off to the Joplin Housing Authority. We would like to connect 23rd Street on through with 5 lots on each side of that street. To the north, we are keeping some of that property for growth in the mini storage. It is a good plan, keeps the mini storage to the north, the 23rd street will be straight into the subdivision and finished up the residential. After this I will be rezoning the R-2 property on the tract to the South back to R-1 just trying to do what's best for the sub-division. In the mini storage he stated he would put pavement, privacy fence between the two. Whatever rules and regulations I need to follow I will. All traffic will exit out of the mini storage through the front gate, which closes at 9:00pm.

Ms. Phillips stated she saw some of the land has been cleared.

Mr. Mitchell stated that the surveyors could not see to survey, so they asked if he could make some holes where the street was going, and I put paths thru there.

Mr. Ramsour asked about the entrance being at 22nd Street and Roosevelt.

Mr. Mitchell stated that is correct. No traffic will be able to go to the subdivision from the mini storage.

Ms. Phillips was talking about the landscaping design that they were looking at. She stated there was Bradford Pear trees all over the place. Bradford Pears are on the NO list for Missouri!

Mr. Mitchell stated that this was just a preliminary so this commission could see an example of what I want to do. The Planning and Zoning and Building who approves this plat will give me input on it.

Ms. Phillips stated that while she was out there, she saw deer. Made me think about all the land disturbance and stormwater issues.

Mr. Ramsour asked if there were any other questions for Mr. Mitchell?

Mr. Kimble stated for his clarity the plan is to bring 23rd Street all the through and part of what you're going to do is develop on the north and south end and join housing that will bring those neighborhoods together. To the north of that neighborhood, you continue with some of the mini storage there.

Mr. Mitchell stated that was correct. The big thing that will help him to the north and why he

purchased that property for was once 23rd Street goes in he will be able to rearrange the water lines and take them north into the mini storage.

Mr. Kimble wanted to know where the additional mini storage units will be built to the north of the new homes that are going to be built on 23rd Street. What kind of surface will it be?

Mr. Mitchell stated that it will be hard surface and probably black top.

Mr. Kimble stated that a flat surface and when it rains where will the water go to?

Mr. Mitchell stated that will all be addressed in the development meeting.

Mr. Stanton mention that he is correct, and the city requires it to be a hard surface, all-weather material usually concrete or asphalt. We are aware of the stormwater issues in that area. At a preliminary meeting with the Engineering Department, they did mention two drainage channels that would have to go in to accommodate run off. They do go through an extensive engineering review. It does get signed off by the stormwater engineer to make sure it is addressed appropriately.

Mr. Ramsour asked if there were any other questions from the Commissioners? There were not. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there anyone who would like to speak in opposition of the case? There was not.

MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT CASE 002-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE". (7 IN FAVOR)