

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

Case 030-21 – Site Plan Review for 1917 Carolyn Place

**MEETING DATE:**

July 6, 2021

**ORIGINATING DEPARTMENT:**

Planning, Development and Neighborhood Services

**REVIEWED BY:**

Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager - Nicholas Edwards.

**SUMMARY REQUEST:**

Case 030-21 - 1917 Carolyn Pl. – A request to review the site plan for future office development – CASA

**BACKGROUND:**

Office developments are permitted by right in C-3 Commercial districts. However, lots with a PD Planned Development designation require a Site Plan Review by both the Planning & Zoning Commission and City Council before any development may occur there. This property was originally rezoned to C-3-PD in 2012 for a previously proposed multi-use development that included acres of property to the West.

The proposed site plan meets all requirements of the zoning code. This includes, but is not limited to, parking minimums, landscaping, access management, and property line setbacks. Fire and emergency service access, stormwater management, and utility extensions are required by other departments and have been reviewed for compliance by those departments

**PLANNING & ZONING COMMISSION TESTIMONY:**

Deborah Koelkebeck, 3407 Cedar Ridge Road, Joplin, MO. CASA, a 501-C-3 nonprofit, is here for a site plan review. CASA had purchased the four lots on the east side of Carolyn Place, with the intention of building an office, training center, and a place for connection with the children.

Mr. Kimble stated he did, and he was looking at the map and it looks like there is one residential property and the possibility of residential across the street. He is wondering how that will be affected down the cul-de-sac with offices and training center?

Ms. Koelkebeck stated that the zoning for all that is commercial planned development. That house is currently a rental house and Carolyn Place is a vacated street.

**PUBLIC COMMENT:**

Doug Lawson, 1744 SE Murphy Blvd., Joplin, MO. We are immediately behind the cul-de-sac and I am very much in favor of CASA and what they do and very much in favor of allowing them to build there. I do have a concern about water run off and my neighbor will talk about that.

Dana Parker and Billy Parker, 1808 SE Murphy Blvd., Joplin, MO. We agree with Mr. Lawson, CASA is fine. Our major problem is with the storm water runoff. Our yard takes the brunt of everything from the church and they were allowed to build drainage pipes that aim right at our yard. We were told that the church had offered to allow CASA to use their stormwater drainage system. It pipes into our yard with causes our basement to flood. As a result, we have a lot of water that we should not have in our yard. That is our main concern is the stormwater drainage

Ms. Bruckner-Sears stated that CASA does have plans with a berm and a pond.

Mr. Stanton stated that part of the CASA plan they are showing onsite detention on the north side of the property. The detention features of the site plan are supposed to meet the pre-development flow of the water off the property. The detention pond is supposed to slow down the rate that the water will exit the property.

Ms. Bruckner-Sears stated that with these plans they are proposing berm and some of these items on the plans are not currently in place. We would like for you to look at the retention plans and see what they are proposing.

Dwight Brennfoerder, 1902 N Park Ave., Joplin, Mo. I am the architect of record for the CASA Project. There are four minor things with the condition of the development. One of them is the plants and we will have trees as required per code. Second is the parking and as you can see it is perpendicular off the side of the street which is not allowed on any city street. We are showing perpendicular parking because it is not a city street as it was vacated. There will be a written agreement with the neighbor about the dimensions, maintenance and use of Carolyn Place. So, it is understood who functions it and how it is used and how it is maintained. Third is water retention pond. The water retention is an issue and at first, we thought the church retention would take care of the entire area and recently we discovered this isn't the case. We do have new plans for the CASA development. The fourth thing to address is privacy. Commercial zoning normally has separation with residential properties. In this case CASA and the church are very closely associated, they don't want a fence, berm, they don't want landscaping buffer and the church will be sharing the parking lot with CASA when necessary. They would rather have a sidewalk to join then not a gate or landscaping.

**FUNDING SOURCE:**

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

**RECOMMENDATIONS:**

Staff recommends approval for Case 030-21.

Planning & Zoning Commission recommends approval for Case 030-21 (7 Favor, 0 Nays)

**ATTACHMENTS**

Case 030-21, Staff Planning Report, P&Z Commission Minutes, Site Plan