

---

**Requested Council Meeting Date: August 3, 2015**

**Item: COUNCIL BILL NO. 2015-263**

**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: 7/13/2015

---

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “5 in favor, 1 abstention, and 1 absent”

---

**SUMMARY/REQUEST:**

Case 016-15: Northeast corner of 20<sup>th</sup> Street and Connecticut Avenue – A request to rezone from R-1 (Single Family Residential), R-2 (Two-Family Residential), CO-PD (Non-Retail District, Planned Development), C-1 (Neighborhood Commercial District), and C1-PD (Neighborhood Commercial District, Planned Development) to C3-PD (Commercial District, Planned Development) for the construction of a new public library – City of Joplin.

**STAFF SUMMARY:**

The proposed rezoning is for future development on this property in order to build the new Joplin Public Library. This area of Joplin was severely impacted by the May 2011 tornado and is still undeveloped. There is a mixture of residential, commercial, educational, and religious uses nearby, as well as higher-density residential zoning. This rezoning is in compliance with future land use for the City of Joplin as well as the 2012 Comprehensive Plan.

The City Council requires a site plan review and approval for planned development corridors within the disaster area. This site plan must be reviewed by the Zoning and Planning Commission and passed on to City Council with the Commission’s recommendation. This site is situated at the intersection of two Planned Development Corridor’s outlined in the City of Joplin Comprehensive Plan: 20<sup>th</sup> Street and Connecticut Avenue, therefore the design guidelines laid out in the Comprehensive Plan should be followed. Accompanying documentation from the project architects details the library’s compliance with the design guidelines.

The project consists of a public library facility of approximately 57,000 square feet together with related surface parking facilities, pedestrian, streetscape and other infrastructure improvements. Funded in part by a \$20 million Economic Development Administration (EDA) grant, the project

will constitute an integral part of the City's long term goal of redeveloping and revitalizing the 20th Street corridor as part of the recovery from the May 22, 2011 tornado. The vision is to transform 20th Street into a more sustainable model, with multi-modal transportation, streetscaping, and more ecologically-sound planning, design and construction practices that meet the future growth needs of the corridor and community.

Staff recommends approval of Case 016-15.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Duncan wished to abstain from the discussion and vote on Case 016-15 since he serves as chairman of the Joplin Redevelopment Corporation, who own part of the land in this request.

This property is the proposed location for the new Joplin Public Library. Staff believes the plans are in compliance with the request for rezoning. Part of the redevelopment along this corridor requires the submission of a site plan based on the new design guidelines adopted by this commission and the City Council. The plans meet the intent of those guidelines and the requirements of the zoning code. Staff believes this is a good project and hope it generates synergy in this area to encourage other development along this corridor.

Ms. Michelle Kaiser appeared representing CBC Real Estate Group, the project manager for the Joplin Public Library. She discussed the timeframe for the project and stated the site work has been advertised for bids to be received at the end of July, with the contract being awarded during August. Site work will begin during late August or early September.

Mr. Jim Stufflebeam appeared representing Sapp Design Associates Architects, the lead architect for the project. He is not speaking just as the architect but is representing members of the community who have invested time and effort in the planning process. Statements were made that this be not just a library, but a community center as well.

The site contains six acres. The building will contain 57,000 square feet, with several meeting rooms and a storm shelter. Commercial development is planned to the south and east, with residential areas to the north and west. The anticipated Town Centre development to the east will work well with the library, with connectivity between those two sites so patrons can travel between those sites concurrently.

The center portion is a promenade leading from the parking lot into the main entry of the library. The promenade is tree lined and landscaped with durable hard surfaces leading patrons directly into the main entrance into the building. In the center is a driveway for public drop-off and a trolley drop-off near the front entry to the building.

The northwest corner of the building contains a service area that also doubles as a loop for a book drop-off for patrons. The building services, including trash enclosure, are located in that area and are screened.

The northeast portion of the building and site has outdoor space available for various venues, programs, and activities that the library and the City may wish to engage in. The east-west promenade leads east towards the future commercial development on the adjacent lot.

Plans include benches, seating, bicycle racks, and a trolley drop-off, with the main entry being just to the right of center. The promenade leading from the parking lot is coming from the right and leading to the center.

During night time, the benches would have a lighted feature, with the landscape being lit so that portion of the site is not only well lit for security, but also can be used for night time events which could be a spill-out from the interior of the library. The landscaping consists of native, hardy, low-maintenance plantings.

Signage on the 20<sup>th</sup> and Connecticut intersection is part of a retaining wall at the southwest corner of the library. At the main entrance to the library, signage will be placed on a vertical band adjacent to the entry doors under the main canopy. Monument signage will be placed at both the Connecticut Avenue and 20<sup>th</sup> Street main entrances, with one of those signs containing a digital message board.

Buffering is planned for the north property line, with various options being shown to the neighborhood group. Their preference was for a natural buffer and varied in terms of types of plants and spacing as opposed to a rigid planting style.

Construction of the library is being advertised for bids during late summer. The building contains simple, classic lines, yet still presenting a fairly prominent civic statement at that intersection. A canopy at the main entrance creates a welcoming statement at that location.

Materials include very durable, low-maintenance, long-term materials including brick, architectural metal siding, and neutral colors. The main entrance canopy will contain an aluminum soffit with a wood-grain look that is much more durable and maintenance-free.

CBC Real Estate Group continues working through the construction document package, which will be submitted to the EDA prior to submission to the City staff and advertisement for bids. They are working closely with City staff to ensure they are meeting all code compliance reviews throughout the process.

Mr. Smith asked if the building will contain one level, and Ms. Kaiser replied the building contains one level.

Mr. Eastman asked about the type of roofing material, and Mr. Stufflebeam replied a TPO material.

Mr. Ramsour asked if the rezoning will go down Delaware Avenue to 18<sup>th</sup> Street, and Mr. Eastman replied that property was previously rezoned. Mr. Ramsour asked about the new houses on the south side of 18<sup>th</sup> Street. Clayton Christy appeared representing Tri-State Engineering and stated fencing would be erected between the library property and those homes.

**PUBLIC COMMENT:**

None.