City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 4, 2016

Item: COUNCIL BILL NO. 2016-251
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: 12/14/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 045-15: 8220 East 26th Street – A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) to comply with zoning regulations for future development – Coca-Cola Refreshments, Inc.

STAFF SUMMARY:
This property was annexed into the corporate limits of the City of Joplin in February of 2015. Our code stipulates that property is automatically annexed in with an R-1 (Single-Family Residential) zoning designation. This property is grandfathered in under its current zoning, but its use is appropriate for an industrial classification. An M-2-PD (Planned Heavy Industrial District) zoning designation is more appropriate for industrial facilities in the Crossroads Industrial Park.

The Planned Development (PD) in this zoning designation refers to the covenants adopted by the Crossroads Industrial Park in agreement with the City of Joplin. Rather than returning to this commission for a site and design review process, the Industrial Park adopted private covenants that reflect our zoning code and development standards.

Staff recommends approval of Case 045-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Cunningham stated M-2-PD zoning was requested on the application form. She discussed this with Mr. Bolander and stated the reason the City staff imposed the planned development was before the buildings were constructed. This allowed the staff to incorporate the zoning code into the covenants. Since this building is existing, Mr. Bolander recommended that the zoning would be M-2 without the planned district since the building has already been constructed to standards.

Ms. Michelle Heidt appeared representing Ozarks Coca-Cola/Dr. Pepper. She stated the property was annexed into the City of Joplin earlier this year, with the property coming into Joplin with R-1 zoning. She is requesting rezoning to District M-2 (Heavy Industrial) to allow Ozarks Coca-Cola to be able to expand or remodel the property as needed.

Mr. Duncan asked Ms. Heidt about the existing building, and she replied it is a distribution center for Ozarks Coca-Cola.

Mr. Ramsour stated so many of the properties in the industrial park are still zoned R-1, and Ms. Cunningham stated the original intention was to wait until all the properties had been annexed into the City of Joplin and to initiate a larger-scale rezoning. Some of the properties haven't been annexed as quickly as what was first assumed. All the properties automatically come into Joplin with R-1 zoning since it is the most protected zoning district. The City staff agrees with rezoning the properties once they are annexed.

Mr. Ramsour asked Ms. Cunningham if each property owner must request rezoning once their property is annexed in to the City of Joplin, and she replied that is correct.

PUBLIC COMMENT:
None.