CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-287-Rezone to Neighborhood Commercial (C-1)

MEETING DATE:
January 6, 2020

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 043-19: West of the Intersection of E. 19th St. and S. Michigan Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for the purpose of a mini-storage development – Joel Standeford

BACKGROUND:
The request is partially consistent with the comprehensive plan. The future land use map shows this part of Michigan Avenue abutting the 20th St. bridge to be suitable for commercial activity for the part of the property North of 19th St. However, the southern portion of this parcel is shown to remain residential. That map was created before the grade separation at 20th Street and Michigan Avenue. Without that frontage on 20th Street, commercial uses at that property are less appropriate given that traffic would be routed through a residential neighborhood on streets classified as local.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Standeford was not in attendance. Mr. Bolander stated that since it was advertised as a public hearing the case should proceed.

PUBLIC COMMENT;
Marsha Ruiez, 1804 S. Michigan, Joplin, MO. She has lived there for 41 years and is in opposition. neighborhood was hit by the tornado and there are brand new homes. She does not really see the advantage of putting mini storage on a street with new homes.

Cobb Young, 33 W 5th Street, Joplin, MO. He was representing some residents of the neighborhood, Dr. Marianne Akhtar and Dr. Jerrod Ferric, and Jeffery Pollack. The two doctors purchased a new home at 1816 S. Michigan and their house is right next to the vacant lot. They also have children with they are concerned for with the traffic going in and out of the storage units if built.

Mr. Pollack has been in the neighborhood since 2005. He opposes it because of the valuation of his property will suffer and as the previous spokesperson stated, except for visitors and the people that live in that neighborhood, there isn't traffic.

FUNDING SOURCE: These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends denial for Case 043-19, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS
CB 2019-287, Staff Planning Report, P&Z Commission Minutes