City of **JOPLIN** City Council Agenda Item

**Requested Council Meeting Date: February 21, 2017**

**Item: COUNCIL BILL NO. 2016-290**
**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: 02/13/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in favor, 2 absent"

SUMMARY/REQUEST:
Case 047-16: A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial District) for the construction of a Health Club – Shannon Strahan.

STAFF SUMMARY:
This property consists of a 15,000 square foot lot located at 2915 East 17th Street. This piece of land is located in the tornado zone; any increase in zoning intensity also requires a Site Plan approval by the City Council. The proposed development is a women's gym. The gym is approximately 3300 square feet, which requires 11 parking spaces. The current site layout has 18 parking spaces. The building will also have areas for a spa and additional classrooms.

The site will also have a buffer between the proposed commercial area and the surrounding residential lots surrounding. Additionally, there will be sidewalk along the southern portion of the property that fronts 17th street along with a landscape buffer surrounding the parking lot. This site is currently zoned for residential development, but it is located in a future commercial/retail corridor.
*Staff recommends approval of Case 047-16.*

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Smith stated that this case was a tabled case and it is being represented.
Shannon Strahan, 2611 E 15th Street, Joplin, MO. She spoke that she wanted to build her own fitness center on east 17th Street for classes just for ladies. Ms. Strahan owns Girlfriends Fitness which currently operates on 32nd Street but needs more space.
Mr. Smith asked approximately how many people she was going to have. Ms. Strahan stated that her classes are usually around 6 people per class, small classes. He asked about the parking, if there were any off street parking. Ms. Strahan stated that there was a parking lot on the site. Ms. Cunningham stated that the parking lot was on the site layout and meets the requirements for the designated use.

Mr. Smith asked if there were any more questions from the board for Ms. Strahan? There were none. He also asked if there was anyone else here to speak in favor of this proposal. There was not. He asked if there was anyone to speak against this proposal? There was not.

PUBLIC COMMENT: None.