City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 6, 2017

Item: COUNCIL BILL NO. 2017-250
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 "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 002-17: A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the operation of a nail salon.

STAFF SUMMARY:
This property consists of a 11,000 square foot lot located at 3128 South Joplin Avenue. The site will also have a buffer between the proposed commercial area and the surrounding residential lots surrounding. This site is currently zoned for residential development, but it is located in a future commercial/retail corridor. Mr. Nguyen would like to relocate a nail salon to this location. The operation consists of two nail technicians.

A pre-development meeting was held to discuss site development requirements with Mr. Nguyen on December 8, 2016. There will be parking spaces added to the east side of the house to ensure adequate off-street parking that meets City of Joplin requirements. Because the property sits adjacent to 32nd Street, which is designated as a retail and commercial zone in the City of Joplin's future land use map, this site is not ideal for residential development.

Staff recommends approval of Case 002-17.

PLANNING & ZONING COMMISSION TESTIMONY:
The Nail Shop they have on 20th and Annie Baxter is not large enough for the capacity of the clientele and the request for rezone of 3128 South Joplin because the house is large enough. The parking will be in the lot next to 3128 South Joplin and applicant owns that lot. The entrance will come through the alley and the a right only exit onto Joplin Street.

PUBLIC COMMENT: None.