City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 6, 2017

Item: COUNCIL BILL NO. 2017-252
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 004-17: A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of a distribution warehouse.

STAFF SUMMARY:
Avenue. This site is located in the Crossroads Industrial Park. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation. A local company would like to rezone this property to the appropriate zoning designation to build a distribution warehouse with office space. This use is appropriate for the subject property and matches existing uses in the industrial park. This property is subject to all covenants established by the JIDA which meet, and often exceed, City of Joplin Zoning Code requirements.

Staff recommends approval of Case 004-17.

PLANNING & ZONING COMMISSION TESTIMONY:
The construction of a 4,000 square foot warehouse that will act as an office and distribution warehouse. They are based out of Springfield, MO. Running basically two trucks per day to unload merchandise for distribution. There has been no complaints about this case. Generally, the overall concept to the plan was approvable to the JIDA Board. JIDA adopted private covenants that basically mimic our Zoning Codes.

PUBLIC COMMENT: None.