City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 6, 2017

Item: COUNCIL BILL NO. 2016-253
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 005-17: A request to rezone from M-2 (Heavy Industrial) to C-3 (Commercial) for the construction of an Indoor Recreation Facility.

STAFF SUMMARY:
This property consists of 2 acres located at the southwest corner of Newman Road and Cattleman Drive. The site is within the Historic Stockyards properties but has remained undeveloped. Although this site is zoned for industrial use, nearby land uses include high-density residential development as well as retail and commercial uses along Rangeline Road. Adjacent industrial uses are relatively light and a Joplin Fire Station sits across the street. This is a highly mixed-use area.

The developer would like to construct an Indoor Recreation Facility that includes trampolines and obstacle courses for customers to use. Before any construction takes place, the developer will be required to schedule a pre-development meeting with City Staff to ensure the City's development policies and guidelines are followed. Staff believes this would be an appropriate use for this site.

Staff recommends approval of Case 005-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Previously there were some multi-family built in the back and this is a rezoning for an indoor recreational facility. The apartment complex free standing and the indoor recreational facility is not related to the complex. An environmental investigation would part of the development.

PUBLIC COMMENT: None.