CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-260 – Rezoning

MEETING DATE:
April 1, 2024

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 010-24: NW Corner of E 26th St and S Virginia Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – 32nd St Plaza LLC

BACKGROUND:
The Future Land Use Map identifies the property as Future Low Density Residential. However, R-1 is not a suitable district for this property. These two lots are the only lots on the entire block with an R-1 zoning; it creates a sharp contrast regarding permitted uses. If the property were developed under the current zoning district, it would create an inconsistent pattern of development for this neighborhood. The rest of the block is currently zoned C-3.

With the commercial traffic along Main St, the existing development on the block south of this site, and the zoning district of the rest of this block, the property is best suited for commercial development. This is compatible with the policies of the Comprehensive Plan.

PLANNING & ZONING COMMISSION TESTIMONY:
Doug Melton, 32nd St. Plaza LLC, spoke on behalf of the property. He stated they requested the rezoning for lots 116 and 117 at the NW corner of Virginia Ave. and 26th St. The request is made so that the zoning of the whole block would be consistent. Everything except those two blocks is zoned C-3. Those two lots are currently zoned R-1. They would like to make the whole block consistent in anticipation of bringing a development plan to the City. He stated they had worked with City staff since the middle of last year on a development plan and getting everything ready. Once this is completed, they would be presenting development plans.

Commission asked about signage. Mr. Melton said the signage would be on Main St and the only thing visible from Virigina would be the back of the store. Mr. Rosenberg asked about buffering.

Mr. Bellairs stated that unless the property is adjacent to less intensive zoning districts, the City cannot require a landscape buffer. The City can, however, require landscaping along the Right-of-way and building frontage.

The Commission then asked about utilities. Mr. Melton stated that they would be relocating gas and electric from the alley but leaving existing utility easements and right-of-way access. There was intention to vacate the alley.

PUBLIC COMMENT;
There was no comment in favor or in opposition of this request.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-260
Planning & Zoning Commission recommends Approval for Case 010-24 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map