CITY OF JOPLIN COUNCIL
AGENDA ITEM

ITEM:
CB 2022-265 – Rezone R-3 to C-3.

MEETING DATE:
May 2, 2022

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, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 026-22: 655 Lavender Ln. A request to remove from District R-3 (Apartment House) and include in District C -3 (Commercial) for future commercial development – Samantha Schneickert.

BACKGROUND:
This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, and C-3 zoning is appropriate to coincide with that designation. This request to rezone to C-3 Commercial is appropriate for this property. The E. 7th St. corridor has been designated as a future Retail Commercial area.

PLANNING & ZONING COMMISSION TESTIMONY:
Samantha Schneickert, 5502 W. 34th Pl., Joplin, MO. We would like to purchase this lot and build storage facility, laundromat, and a home base for a diaper bank for the Central Christian Center.

PUBLIC COMMENT:
Lori Alburty, 100 Lavender Ln., the traffic is horrible to get in and out, especially at night. The back part of that lot is in a flood plain. To left there is a drainage ditch that will overflow into people's driveway/backyards.

Mr. Stanton stated that with any commercial development in the city limits, they are required to meet the stormwater regulations. Those include both Federal EPA and FEMA regulations, as well as our own city regulations. What they cannot do is create more of a problem.

Wendy Bruner, 4222 University Circle, Joplin, MO. The neighborhood that abuts to this property is a nice residential area. I am concerned about what we will be looking at in our back yards when this is built?

Mr. Stanton stated that there have not been any building plans received. The back third of this property is going to be in a flood zone.

RECOMMENDATIONS:
Staff recommends approval for Case 026-22.
Planning & Zoning Commission recommends approval for Case 026-22 (7 Favor, 0 Nays).

ATTACHMENTS
CB 2022-265, Staff Planning Report, P&Z Commission Minutes