CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-262 – Rezoning

MEETING DATE:
May 6, 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 012-24: 904 E 15th St – Rezoning – A request to rezone from District R-2 (Two-Family Residential) and C-1 (Neighborhood Commercial) to District C-3 (Commercial) – JA Williams Holdings, LLC

BACKGROUND:
The applicant, Tiffany Crihfield, is seeking to operate an animal care facility (daycare and kennel) on the property. The existing zoning district of the property does not permit the proposed use. The change in zoning will accommodate the proposed change in use. Additionally, site improvements will need to be made that are specific to the use for Kennels.

The Future Land Use Map identifies the property as Future Retail Commercial and Future Low Density Residential. The Request is consistent with the policies of the Comprehensive Plan. C-3 is a compatible use with Retail Commercial areas. Per Article 4 of the Joplin Development Code, C-3 districts are best applied in areas with high levels of visibility and accessibility. This site has frontage along 15th St (an arterial street). This request meets the intent and applicability of this definition. C-1 restricts the commercial utility of the property.

The request is consistent with existing patterns of development. There will not be a negative impact on nearby property. There will be a required landscape buffer on the South side of the property, which will improve the existing conflict in zoning districts. The auto service business directly North of this site is also a higher intensive commercial district and use.

PLANNING & ZONING COMMISSION TESTIMONY:

Dr. Cahill represented the case. She stated that the parking lot on the south side of the property was zoned residential, and that they wanted to bring everything up to code. There were no comments or questions from the Commission.

PUBLIC COMMENT;

None.

RECOMMENDATIONS:

Staff recommends Approval for Council Bill 2024-262
Planning & Zoning Commission recommends Approval for Case 012-24 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map