City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 5, 2017

Item: COUNCIL BILL NO. 2017-265
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-265
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: 05/08/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 5 In favor, 2 Absent

SUMMARY/REQUEST:
Case 017-17: 2925 East 14th Street - A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) for the expansion of O'Reilly's Automotive – Liz Dugger.

STAFF SUMMARY:
This property consists of a 60 x 160 ft. lot in addition to a 30 x 25 ft. piece of vacated 14th Street right-of-way. This property is owned by O'Reilly's automotive who is proposing a building expansion in addition to additional parking. The proposed expansion is approximately 2,700 square feet on the west side of the building. There will be an additional nine parking spaces added on the south side of the building. Landscaping and screening would be required between the proposed commercial lot and adjacent residential zoning.

Staff recommends approval of Case 017-17.

PLANNING & ZONING COMMISSION TESTIMONY:

Jerrod Hogan, Anderson Engineering, 811 East 3rd Street, Joplin, Missouri, stated that this lot is directly behind O'Reilly's Automotive. It is also owned by O'Reilly's. It will line up with Chili's blocking off 14th Street. He has submitted a preliminary redevelopment plan showing the small 9' x 20' extension on the west side of the building along with fencing and a vegetative screen for a buffer.

Mr. Smith asked if the privacy wall will be expanded.

Mr. Hogan stated it will. Along with some tree planting on the east side of the privacy fence.

PUBLIC COMMENT:

Michael Pier, 2915 East 14th Street, Joplin, Missouri, stated that he is in favor of this because in order to finish off the fence O'Reilly needs that property to make it more uniform.

Mr. Duncan wanted to know where he lived in relation to O'Reilly's. Mr. Pier stated he lives about four (4) houses down. Mr. Duncan asked him if he was here in the Chili's matter. Mr. Pier was there. Mr. Duncan wanted to know how that was working out. Mr. Pier stated for the most part it has worked out well for the neighborhood.