CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019- 265 -Rezone to Commercial District (C-3)

MEETING DATE:
July 1, 2019

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 018-19: 2902 East 20th Street – A request to rezone from Single Family Residential District (R-1) to Commercial District (C-3) for the construction of a Tire & Lube Business – CEI Engineering & Associates, Inc.

BACKGROUND:
The property is zoned single-family residential and is currently located in a commercial corridor along an arterial street that contains large traffic volumes. The current R-1 district does not appear to be the best use of this property because of the existing heavy commercial activities nearby and the property's access is currently restricted to 20th St which is classified as an arterial street. The property currently has approximately 310 ft. of frontage along 20th St. which contains a significant amount of traffic.

PLANNING & ZONING COMMISSION TESTIMONY:
Chris Johnson, CEI Engineering, Bentonville, Arkansas. He is requesting for this property to be rezoned from R-1 to C-3 for the construction of Tire and Lube Business. There are constraints with Joplin creek that runs through the sight. They do believe this is feasible for the construction of the Tire and Lube. Mr. Ramsour asked if the main entrance would be off 20th Street or off Highview or both.

Mr. Johnson stated it would be 20th Street. We are going to use the existing driveways that are there and keep it as is.

Mr. Eastman asked if there were any plans to culvert any of the creek?

Mr. Johnson stated they are trying to stay away from the creek as much as possible.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval (6 in Favor 0 Nays, 1 Absent).
Staff recommends approval of Case 018-19.

ATTACHMENTS
CB 2019- 265, Staff Planning Report, P&Z Commission Minutes