CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-277 – Zoning District Change

MEETING DATE:
July 3, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 031-23: 2100 S Prigmor Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – Joplin Travel Plaza, LLC

BACKGROUND:
The owner of Big Apple Truck Stop purchased the subject property following the annexation, rezoning, and development of the property where the Big Apple Truck Stop is currently located. They purchased the property from MODOT and are now seeking to bring it into the Corporate Limits of the City of Joplin under the same zoning as their other property. When property is annexed into the City, the default zoning is R-1. To develop the property in the future, the owner has requested it to be rezoned, following the Annexation Case (032-23).

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, with Small Arrow Engineering, represented the owner. He stated that they are requesting to change the zoning. The Commissioners had no questions.

PUBLIC COMMENT;
There was no public comment in favor or opposition of the rezoning.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-277
Planning & Zoning Commission recommends approval of Case 031-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map