CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-281 – 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 036-23: 802 S Maiden Lane – Rezoning – A request to rezone from District M-2 (Heavy Industrial to District C-3 (Commercial) – Dandy Properties

BACKGROUND:
The owner of the property is wanting to develop an O'Reilly's Auto Parts store at the subject location. While the surrounding commercial use is grandfathered, the new development must obtain the proper zoning before being able to develop the property for the proposed use.

The Future Land Use Map depicts the property as future Retail Commercial, which is consistent with the request for C-3. Maiden Ln is an arterial street, and both sides are slowly turning into commercial properties. The surrounding area is not zoned for Commercial use; however, it still has grandfathered uses operating on it (Sonic and the City). The proposition is consistent with the development policies of the Comprehensive Plan.

The zoning will not detrimentally affect any of the nearby properties. Given the grandfathered commercial uses, these properties will most likely eventually rezone to a Commercial zoning as well. The proposed rezoning will match the existing use of neighboring properties.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Scott Wagoner represented the case on behalf of the owner. He stated they are seeking to develop a new O'Reilly's on the property. There were no questions from the Commission.

PUBLIC COMMENT;
There was no public comment in favor or opposition of this request.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-281
Planning & Zoning Commission recommends the approval of Case 036-23 (7 in Favor, 0 Opposed)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map