CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-268-Rezone to Commercial District (C-3)

MEETING DATE:
July 15, 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 022-19: 3106 S. Connecticut Ave. – A request to rezone from Neighborhood Commercial (C-1) to Commercial (C-3) for the operation of a Medical Marijuana Dispensary – Suzanne Nelson.

BACKGROUND:
Mrs Nelson is wanting to add a 3,000sq addition to her building with a separate entrance for her Medical Marijuana Dispensary operation from Suzanne's Natural Foods. She is requesting for this property to be rezoned from C-1 to C-3 for the operation of a Medical Marijuana Dispensary.

PLANNING & ZONING COMMISSION TESTIMONY:
Suzanne Nelson, 67 Horseshoe Dr, Joplin, Missouri. She is requesting for this property to be rezoned from C-1 to C-3 for the operation of a Medical Marijuana Dispensary. Mrs Nelson is wanting to add a 3,000sq addition to her building with a separate entrance for her Medical Marijuana Dispensary operation from Suzanne's Natural Foods. Mrs Nelson is planning on a phase II remodel that will take place if/when she is granted a dispensary license. She currently sells CBD oil and has offered this product for the last 3-4 years along with herbal and retail experience. Suzanne Nelson's husband is a practicing physician of over 35 years. Located in the heart of the medical district which will make it convenient for qualifying patients.

Mr. Ramsour asked if the driveway off of thirty-second (32nd) is going to be finished into a parking lot and driveway.

Mrs. Nelson stated yes, her builder a couple years ago told her to wait until after the construction phase because of the concrete trucks and all of the equipment would tear it up. Planning on waiting until construction is finished to work on which should be by September.

Mr. Ramsour asked if the addition had its own entrance.

Mrs. Nelson stated yes, the addition has its own entrance

PUBLIC COMMENT;
Connie Willmack, 1020 W Kensington Rd, Joplin, Missouri, has worked for Suzanne for 5 years and has been in the herbal industry for twenty-five (25) years. Suzanne's is located across from the VA and always have multiple veterans come in wanting assistance. The approval would benefit both veterans and local citizens that need guidance.

Margo Gardner, 315 N. Tyler, Joplin, Missouri, she is very much in favor of Suzanne and her husband on their endeavor. Mrs Gardner has a background of twenty-five (25) years of pharmacy experience. Suzanne's presenting an area for patients to be comfortable that present real medical needs is crucial.

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 Nay, 1 Absent).
Staff recommends approval of Case 022-19.

ATTACHMENTS
CB 2019- 268, Staff Planning Report, P&Z Commission Minutes