City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 1, 2016

Item: COUNCIL BILL NO. 2016-269
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
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: 7/11/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 abstention, and 0 absent"

SUMMARY/REQUEST:
Case 021-16: 2201 North Main Street – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) – Christ in Youth.

STAFF SUMMARY:
This property is located northwest of the current Christ in Youth (CIY) facilities located at 2201 North Main. CIY is a non-profit organization that puts on 100 annual program events for students and leaders across the United States. The organization plans to construct a warehouse for their large stock of audiovisual equipment used at these events. In the future, CIY would like to rent out this equipment to other churches and similar organizations, warranting a commercial zoning designation.

Staff recommends approval of Case 021-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Brown abstained from the discussion and vote on Case 021-16 due to a conflict of interest.

Mr. Ryan Claborn appeared representing Christ in Youth, the owner of the property in this request. They purchased a 20-acre plot adjacent to their existing land. They are requesting the rezoning of the southwest five acres for the construction of a warehouse for storage of equipment owned by Christ in Youth.

Mr. Ramsour asked if the property where site preparation is occurring is the property rezoning is being requested for, and Mr. Claborn replied yes. He understood dirt work could be done as long as Christ in Youth wasn't constructing anything.

Mr. Cortez asked if this will require the presentation of development plans to this commission before the warehouse can be constructed. Ms. Cunningham replied this won't require a site plan

review since the property is not within any of the planned development corridors. Christ in Youth will still proceed through the regular commercial building permit process with the City staff.

Mr. Ramsour asked if access will be provided by the current existing roads up to Main Street. Mr. Claborn replied a private drive comes off from Main Street that accesses their existing property, with the warehouse being accessed from that drive.

PUBLIC COMMENT:
None.