Case 021-17: Northeast corner of I-44 and US Highway 66 - A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) for the continued operation of a billboard – Quapaw Tribe.

Mr. Jack Brill, Attorney for the Quapaw Tribe of Oklahoma, 8215 Gold Finch, Neosho, MO. 64850. Mr. Brill stated that the Quapaw Tribe would like to rezone the property from R-1 (Single Family Residential) to C-3 (Commercial). Upon annexation into the City of Joplin, the property went to R-1 (Single Family Residential). He stated that the primary purpose of the application was to bring their existing billboard into compliance with the City Zoning Code.

Mr. Ramsour had a question for Staff. He wanted to know where the city limits were in relation to the property.

Ms. Cunningham stated that wherever there is an R-1 on the map is in the city limits.
Mr. Ramsour asked if this is the farthest East the city limits reach.

Mr. Bolander stated that right now this is the farthest East. A few years ago, the Quapaw Tribe applied for this land to be annexed into the City of Joplin.

Jack Brill mentioned that the Quapaw Tribe owns about 100 acres that has been annexed into the City of Joplin.

Alan Mauk, 4404 Aardvark Drive, Joplin, MO. The round-about and the Convenience Store is in the city limits.

Mr. Cortez asked other than being in compliance with the city sign laws, are there any other plans for this property if rezoned to Commercial?

Mr. Brill stated not to his knowledge.

Mr. Bolander mentioned that the City has worked with the Tribe for many years on the property in Missouri, including providing sewer service to the property. Many years ago, when development began, everyone agreed to a land-use plan for this area. The land-use plan notates the area as future commercial development.

Mr. Duncan asked if there was anyone else to speak in favor? There were not. He asked if there was anyone to speak against the zoning request.

Larry Linthicum, 4348 Greenwood Dr., Joplin, MO. Mr. Linthicum voiced his concern about the future use of the property. He stated that he did not want commercial development across the street from his home. He wondered how commercial development would affect his property values.

Mr. Ramsour stated he drove out there and it looks like we are only rezoning one area, but there is a mobile home park. Is that still going to be R-1.

Mr. Bolander stated that whenever the City annexes property it comes in as R-1.

Mr. Duncan wanted to know when the sign first went up was there approval from this body?

Mr. Bolander stated there was not, due to it was not in the city limits at the time.

MR. CORTEZ MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 021-17 BE FORWARD TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 0 NEYS, 1 ABSENT).