City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 7, 2017

Item: COUNCIL BILL NO. 2017-269
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Council Bill 2017-269
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: 07/10/17

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 0 Ney, 1 Absent.

SUMMARY/REQUEST:
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.

STAFF SUMMARY:
This property consists of 12.14 acres located on Greenwood Road, just north of the intersection of US-166 and I-44. The property to the west is owned by Downstream Golf Resort (Quapaw Tribe). When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation. The applicant submitted a rezoning application to follow the city's zoning code regarding billboards.

This use is appropriate for the subject property and matches existing uses of the area. This property is subject to the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 021-17.

PLANNING & ZONING COMMISSION TESTIMONY:
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

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.

PUBLIC COMMENT:
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.