CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-283 – Zoning District Change

MEETING DATE:
August 7, 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 038-23: 2918 E 20th St – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial) – Jaimi Mansfield

BACKGROUND:
The owner of the property is seeking a more intensive commercial use and is expecting higher traffic. The existing building will be demolished and will be developed as a new site.

The traffic engineer has reviewed this site. There will need to be a shared access with the property to the West, as they will not be able to get any closer to Range Line, per MODOT requirements.

The Southwest corner of this property is in the flood plain. Engineering is aware of this and will need to see that the proposed development has an elevation certificate, per the City's flood zone regulations.

The Future Land Use Map designates this property as future Retail Commercial. The requested zoning is consistent with the surrounding property zonings. C-1 is a low-traffic commercial district. This property is located on 20th St, and arterial road, and near Range Line. Both of these streets are high-traffic roads, with more intensive commercial use. The proposed zoning will allow the property to adopt a more intensive commercial use that is better suited for the existing area.

PLANNING & ZONING COMMISSION TESTIMONY:
Jaimi Mansfield presented the case to rezone this property. She stated that the C-3 zoning will give them a broader range so that they may attract more tenants. Ms. Warren asked what the status of the elevation certificate was for stormwater. Mr. Bellairs stated this was brought up in the pre-development meeting and that it was discussed regarding the development of the site but that the applicant is not at that point in the project yet. The elevation certificate would be provided at the time the applicant submits their construction and civil documents during the plans review phase.

PUBLIC COMMENT;
There was no public comment in favor or opposition of the rezoning.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-283
Planning & Zoning Commission recommends approval of Case 038-23 (6 in Favor, 0 Opposed, 1 Absent)

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