City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 15, 2016

Item: COUNCIL BILL NO. 2016-271
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: 8/1/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in favor, 2 absent"

SUMMARY/REQUEST:
Case 025-16: Northwest corner of 26th Street and Main Street – A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) – Joplin Redevelopment Corporation.

STAFF SUMMARY:
The Joplin Redevelopment Corporation submitted this rezoning request along with a request for a utility easement vacation on this site. Pending rezoning and easement vacation, this site will be developed by Braum's for a second restaurant location in Joplin. The easement vacation will allow Braum's to construct their building without encroaching on the utility easement. Once this easement is vacated, the utilities will be relocated along Joplin Avenue. This site is being rezoned to C-3-PD to reflect the site plan review process and its position in a Planned Development Corridor.

This site sits at the intersection of two Planned Development Corridors: 26th Street and Main Street. In order to rezone this site for a higher use intensity, the site plan must be approved with the rezoning application.

Staff recommends approval of Case 025-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Taylor Cunningham appeared representing the City of Joplin and the Joplin Redevelopment Corporation (JRC) to rezone property located at the northwest corner of 26th and Main Streets. A portion of the land is zoned C-3, with the remainder being zoned R-1. The R-1 parcel must be rezoned for future commercial development. The JRC is requesting this property be rezoned to District C-3-PD in accordance with the Comprehensive Plan since it sits on both 26th Street and Main Street, which are two of the planned development corridors.

Pending rezoning and the subsequent easement vacation in Case 026-16, the site will be developed by Braum's for a second restaurant location in Joplin. The easement vacation will allow Braum's to construct their building without encroaching on the utility easement. Once this easement is vacated, the utilities will then be relocated along Joplin Avenue. The rezoning is contingent upon a site plan approval process, with development plans being included in the agenda packet.

PUBLIC COMMENT:
None.