City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 21, 2017

Item: COUNCIL BILL NO. 2017-270
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Council Bill 2017-270
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 Nay, 1 Absent.

SUMMARY/REQUEST:
Case 023-17: (210 Acres) North of Highway FF and East of Prigmore Ave. - A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for future industrial development - Joplin Industrial Development Authority

STAFF SUMMARY:
This property consists of approximately 210 acres located north of Highway FF and East of Prigmore Ave. This site is in the Crossroads Industrial Park. 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.

This use is appropriate for the subject property and matches existing uses of the area. This property is subject to all covenants established by the JIDA which meet, and often exceed, the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 023-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Cunningham wanted to note that in the Joplin Globe advertisement, there was additional property advertised that is not in the city limits. Looking at the map, the highlighted area was included in the legal description but it is not in the city limits. The request should be amended to exempt the parcel which we have the legal description for.

Mr. Cortez wanted to know the approximate acreage.

Mr. O'Brian stated it was about 26 acres.

Mr. Duncan asked whether we amend the proposal before voting on recommendation.

Ms. Cunningham answered yes.

Rob O'Brian, Vice President of the Joplin Industrial Development Authority, 320 East 4th Street, Joplin, MO. This is part of the Crossroads Business Park. This came into the city last year, Heartland Pet Food and Windsor to the west both are in the city limits and zoned correctly. The idea of this request is to finish off the rezoning process for all the undeveloped land from 32nd Street up to Apple Road except for the 26 acres.

Mr. Duncan wanted to know why the other piece did not come in with the other property?

Mr. O'Brian stated that all the land came in but Heartland, Coco Cola, Eagle Pitcher, Windsor, as existing, separate, property owners, had to come to the Commission separately.

Mr. Ramsour needed some information from staff. He wanted to know why they are zoned R-1?

Mr. Bolander stated that a lot of that on the map is incorrect. Much of the area was rezoned to heavy industrial several years ago. The City's database needs to be updated with the new zoning information (M-2).

Mr. Ramsour reconfirmed that the blue highlighted area is not in the city limits.

Mr. Bolander stated that was correct.

Mr. O'Brian mentioned that the property to the East of that is not within the City. JIDA acquired the property after annexation, and is not choosing to at this time due to the Turkey Creek basin

PUBLIC COMMENT:
Justin Forrest, 420 County Rd 180, Joplin, MO. We were not clear on what was trying to be rezoned. On the map, it doesn't look like it is going up to County Road180. We are trying to keep it residential if possible. We are worried about the extra noise, traffic, and our property values. We have never received a letter before but we did on this one.

Mr. Bolander stated that technically you weren't supposed to be. Anyone within 185' of the proposed rezoning should have received letters. We still appreciate input from anyone interested.