City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 6, 2016

Item: COUNCIL BILL NO. 2016-273
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: 8/8/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 027-16: Northeast Corner of Main Street and 27th Street – A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) – Charlie Kuehn.

STAFF SUMMARY:
This property sits on the Planned Development Corridor of South Main Street directly south of Taco Bell. Currently the site is undeveloped. In order to rezone property to a higher intensity land use in the disaster area, applicants are required to submit a site plan with their application for review and approval. The City of Joplin's future land use map shows future commercial development between South Main Street and Virginia Avenue; staff believes this development to be an appropriate use for undeveloped land on South Main Street.

The proposed development is a medical office center. The center will be two stories with masonry on all sides of the building. The proposed site plan includes 120 parking spaces and a drive through window.

Staff recommends approval of Case 021-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Charles Kuehn appeared representing Dr. Iftikhar Ali to rezone the property at the northeast corner of 27th and Main Streets. A 21,000 square foot, two story medical office facility is being planned. The building will be constructed on the Main Street side, with the parking being east of the alley between the building and Virginia Avenue.

Mr. Duncan asked if this will be a shell building with the clients finishing out the building, or if it will be developed for medical uses. Mr. Kuehn stated Dr. Ali has no commitments at this time.

Mr. Ramsour asked Mr. Kuehn if he developed the property along the east side of the 3000 block of Main Street, and he replied yes. Mr. Ramsour understood Mr. Kuehn relocated the utilities for that development and asked if he plans on doing the same thing on this property. He replied no, since the work in the 3000 block of Main was for a different client who was prepared to spend $180,000 to move the utilities. The power lines will remain where they are, with one pole in the alley actually being eliminated. The sewer and phone lines run underground through the alley.

PUBLIC COMMENT:
None.