CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-273 – Rezone to District M-2 (Heavy Industrial)

MEETING DATE:
November 2, 2020

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 034-20: 3026 W F St. – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future storage facilities for pool and spa materials – Doug Wade.

BACKGROUND:
The current zoning of R-1 is not suitable in this area. The change in zoning to M-2 will not be detrimental to the nearby property. The majority of lots that surround this property and are along the corridor are zoned M-2 and will not be affected by the change. This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Doug Wade, 4592 W. Energy Ln., Joplin, MO. He was wanting a storage building behind the house.

Mr. Kimble asked Mr. Wade if the pool and spa materials were his personal materials or for anyone that owns a pool and spa?

Mr. Wade stated that it would be for his personal storage for his business materials. Doug's Pool and Spa.

PUBLIC COMMENT:
None.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning and Zoning Commission recommends approval 6 in Favor, 0 Nays, 1 Absent.
Planning and Zoning Staff recommends approval.

ATTACHMENTS
CB 2020-273, Staff Planning Report, P&Z Commission Minutes