City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: November 7, 2016

Item: COUNCIL BILL NO. 2016-289
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: 10/10/2016

Recommended Action: Planning and Zoning Commission recommended approval to rezone only Tract 1 by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 046-16: 400 feet east of the intersection of 32nd Street and Schifferdecker Avenue – to rezone from R-1 (Single Family Residential) to C-3 (Commercial) – ALIF Properties.

STAFF SUMMARY:
This property is approximately 1.5 acres that lies directly east of Casey's General Store at 32nd and Schifferdecker. It is currently undeveloped and outside of the city limits of the City of Joplin. Pending the approval of a voluntary annexation request, the property owner would like to rezone this parcel to C-3 (Commercial) for the construction of a Dollar General store. When a property is annexed into the City of Joplin, it automatically comes in under an R-1 zoning designation.

The City of Joplin's Future Land Use Map does not show a designation for this area because it is not within City boundaries. However, because it currently sits between a gas station and a car wash and is along a major commercial corridor, staff believes a higher zoning classification to be appropriate.

Staff recommends approval of Case 046-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Steve Wade requested the rezoning of the property in Case 046-16 to District C-3. Ms. Cunningham stated C-3 is the appropriate zoning since property automatically comes into the City of Joplin with R-1 zoning. This motion would need to be amended as well.

Mr. Brown stated no plans were included in the agenda packet and asked Ms. Cunningham about rezoning this to a planned district. She replied this property is not included in the planned development corridor. The C-3 zoning is what was requested.

PUBLIC COMMENT: None.