CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-291 – Rezoning Request

MEETING DATE:
December 4, 2023

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 047-23: NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Joplin Industrial Authority (JIDA)

BACKGROUND:

JIDA annexed the property in 2022. This parcel, and the parcel directly south of it, were brought in as R-1 and never rezoned. JIDA and the adjacent property owner are requesting to rezone to M-2 to become buildable and compatible with the rest of the Industrial Park. There are no immediate plans to develop this parcel.

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must be compliant with JIDA's development regulations, along with the City's.

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other industrial uses.

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

PLANNING & ZONING COMMISSION TESTIMONY:
Wayne Stephenson presented the case on behalf of JIDA, and stated there were no immediate development plans for this lot.

PUBLIC COMMENT;
There was no public comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-291
Planning & Zoning Commission recommends approval for Case 047-23 (7 in Favor, 0 Opposed)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map