CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-295 – 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 050-23: 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) – MGI Leasing Inc.

BACKGROUND:

JIDA annexed the property in 2022. When property is annexed into the City's Corporate limits, it comes in as R-1 (Single-Family Residential). The property was never rezoned following the annexation. This parcel was sold to MGI Leasing, Inc. They are wanting to develop a truck stop on this site and will need to rezone the property in order to do so.

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 also 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 heavy 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:
Mr. Wayne Stephenson represented this case on behalf of MGI Leasing Inc. He stated the property was annexed into the City as R-1 and they were requesting to rezone to M-2 to fit in with the rest of the industrial park. He stated that the plan was to use the site as a food liner struck stop. They would have an office, three maintenance bays and two wash bays.

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

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-295
Planning & Zoning Commission recommends approval for Case 050-23 (7 in Favor, 0 Opposed)

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