City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: December 5, 2016

Item: COUNCIL BILL NO. 2016-290
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2016-290
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: 11/14/2016

Recommended Action: Planning and Zoning Commission recommended approval "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 047-16: 2915 East 17th Street – A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial District) for the construction of a Health Club – Shannon Strahan.

STAFF SUMMARY:
This property consists of a 15,000 square foot lot located at 2915 East 17th Street. This piece of land is located in the tornado zone; any increase in zoning intensity also requires a Site Plan approval by the City Council. The proposed development is a women's gym. The gym is approximately 3300 square feet, which requires 11 parking spaces. The current site layout has 18 parking spaces. The building will also have areas for a spa and additional classrooms.

The site will also have a buffer between the proposed commercial area and the surrounding residential lots surrounding. Additionally, there will be sidewalk along the southern portion of the property that fronts 17th street along with a landscape buffer surrounding the parking lot. This site is currently zoned for residential development, but it is located in a future commercial/retail corridor.

Staff recommends approval of Case 047-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Taylor Cunningham recommended that Case 047-16 be tabled by the Planning and Zoning Commission. Site plans submitted by the property owner were inadequate and did not show the amount of detail necessary for a full site plan review. The property owner was there to answer any questions the Commission might have.

Ms. Shannon Strahan, 2611 E 15th Street, Joplin, MO 64804 stated that she could speak with the builder and table the case. Mr. Duncan asked if there were any screening areas, green areas and planting. Ms. Strahan stated there was. The partition will be up to code. Ms. Cunningham explained the City Code for the commercial properties.

PUBLIC COMMENT: None.