CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-290 – Zoning District Change

MEETING DATE:
December 5, 2022

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 063-22: Rezoning – 6902 E 32nd St – A request to remove from District C-3 (Commercial) and include in District M-2 (Heavy Industrial) for future commercial development – Wayne Stephenson

BACKGROUND:
The change in zoning will not be detrimental to nearby property. Any development will be required to meet our standards with respect to adjacent zoning uses in regard to buffers, landscaping, and setbacks. Properties that are directly adjacent contain an existing industrial use, commercial use, vacant property, and residential property. Given the future industrial use west of the property according to the Future Land Use Map, as well as the arterial classification of 32nd St., this property is appropriate for heavy industrial, connecting to existing industrial districts to the East.

PLANNING & ZONING COMMISSION TESTIMONY:
Commissioner Kimble asked Mr. Bolander if this case needed to be tabled as there was no representation present for the applicant. Mr. Bolander confirmed this.

PUBLIC COMMENT;
Mr. Steve Hubler stated he was not in favor or against this, but he had three questions: 1) where the driveway was going to be, 2) is there going to be water to it and 3) is there going to be a sewer line to it. He stated he did not have a map. Mr. Hubler stated that the neighborhood had a lot of traffic. Mr. Bolander gave an update on what was being proposed. The applicant is wanting to develop a heavy truck storage area. There is no other kind of operation on site. The driveway will be accessed coming from that narrow portion off 32nd St. It will be required to have storm water management and the area must be dust proof. Mr. Hubler asked about trucks and drivers pulling in and staying the night. Mr. Bolander stated that if this is the case then the applicant is required to possess facilities to accommodate them.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-290.
Planning & Zoning Commission recommends taling for Case 063-22 (5 in Favor, 0 Opposed)

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