CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-275-Rezone to Commercial District (C-3)

MEETING DATE:
December 7, 2020

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.

SUMMARY REQUEST:
Case 037-20: 7414 E. 32nd St. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for office and storage for pest control operations – Rorie & Doug Hansen.

BACKGROUND:
This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. The current zoning of R-1 is not suitable in this area. This area of Joplin is very near to the heart of the industrial park that is just to the North and East of this property. The change in zoning to C-3 will not be detrimental to the nearby property.

PLANNING & ZONING COMMISSION TESTIMONY:
Michael Wicklund, Pro 100, 2401 E. 32nd Street, Joplin, MO and representing the Hansens. The Request is being made to move this property into commercial as Bug-A-Way is wanting to relocate their operation to this new facility. They own a pest control company and no additional buildings are planned at this time. They are going to use the current residential home as their offices. There is a building in the back where they will park their trucks and any other equipment will be utilized in those outbuildings.

PUBLIC COMMENT:
None.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval, 4 In Favor, 1 Absent, 1 Abstain).
Staff recommends approval.

ATTACHMENTS:
CB 2020-275, Staff Planning Report, P&Z Commission Minutes