CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-276-Rezone to District C-3 (Commercial)

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 038-20: 4301 S. Rangeline Rd. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for recreational vehicle and parts sales and service – Martin L. Wheelan, Jr.

BACKGROUND:
This property was annexed in with the rest of Silver Creek, which is why this property and most others to the East of Rangeline Rd. in this area are all zoned R-1 Single-family residential. The future land use map does clearly show this corridor of Rangeline Rd. to be retail commercial. Indeed, some of the uses existing here already fall into that category. The change in zoning to C-3 should not be detrimental to the nearby property.

PLANNING & ZONING COMMISSION TESTIMONY:
Marci King, daughter and realtor for Mr. Wheelan, Keller Williams Realty, 619 S. Florida Ave., Joplin, MO. Based on the use of the land, owned by Wheelan Investments located on the northeast corner of 44th Street and Rangeline Rd. They are requesting that the RV Center and the parcels attached to it be rezoned from R-1 to C-3. The Wheelan's intent is to sell the property.

PUBLIC COMMENT:
Anselee Corkle, her property adjoins with the Wheelan's. She thinks it is fine to change it to C-3. She is not opposed of the change. They have been a good neighbor and their business is an 8am to 6pm, daily operation except on weekends. It has two lights and no night noise. Her concern is the selling of the property potentially to service stations, who are looking at the property. If it becomes a service station, it will be open 365 days, 24 hours a day, with vehicle noise, 18 wheelers, trash blowing around, 24-hour lights, and noise. This is a residential area and want to keep our area clean and quiet for the families that live there.

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

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 038-20, (4 in Favor, 1 Absent, 1 Abstain).
Planning & Zoning Staff recommends approval.

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