

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019-256 -Rezone to District C-1-PD (Neighborhood Commercial Planned District).

MEETING DATE:

February 4, 2019

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- Sam Anselm.

SUMMARY REQUEST:

Case 007-19: Approximately 0.51 acres located on the northwest corner of 20th Street and Illinois Avenue – A request to rezone from Non-Retail Planned District (CO-PD) and Two-Family Residential District (R2) to Neighborhood Commercial Planned District (C1-PD) to construct a drive-through establishment – Megan Escalante.

BACKGROUND:

The lots that are part of this request are currently vacant due to the impact of the tornado. If this property is rezoned to Commercial, the applicant plans to construct a drive-through establishment that serves ice cream and other desserts. The business could also serve customers who walk to the establishment from Joplin High School, which is located to the south within walking distance.

PLANNING & ZONING COMMISSION TESTIMONY:

Megan Escalante, 721 Castle Drive, Joplin, MO. She was wanting to build a nice family-oriented atmosphere, also to have a small hair salon on the other side of the building.

Mrs. Steele asked if she was planning on putting a food truck or do a brick and mortar? Mrs. Escalante replied the brick and mortar. The food truck will not be at that location.

Mr. Ramsour asked where the driveway would be located? Mrs. Escalante stated that there is a current driveway along the east side of the second lot.

Mr. Ramsour asked if there would be an entrance off 20th Street. Mrs. Escalante stated there would not be.

Mrs. Koelkebeck asked staff if a buffer was required between C-1-PD and R-2?

Mr. Whitmore stated that there is and there will be a buffer established in the form of a six-foot Fence.

PUBLIC COMMENT:

None.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 007-19.

ATTACHMENTS

CB 2019- 256, Staff Planning Report, P&Z Commission Minutes