

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2019- 258 -Rezone to C-3 (Commercial).

**MEETING DATE:**

March 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 010-19: 715 S. Harlem Avenue – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for the expansion of O’Reilly’s Auto Parts – O’Reilly Auto Part.

**BACKGROUND:**

This property is a small lot that abuts a commercial business. The current use restricts the neighboring business from expanding the number of customers it serves.

Rezoning will positively affect neighboring properties. This is because there isn’t currently a fence or other buffering methods that separate the commercial business from the residential homes. That’s because this business existed at that location before the current zoning code was adopted, and the old requirements were grandfathered in.

O’Reilly Auto Parts is located on the adjacent lot, immediately north of the property to be rezoned. If this property is rezoned, O’Reilly plans to purchase that lot in order to expand the store 20 feet. The new addition will be used for parts storage.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Wayne Stevenson, Andersen Engineering, 811 E 3<sup>rd</sup> Street, Joplin, MO. He is representing O’Reilly’s Auto Parts for rezoning. It is located on West 7<sup>th</sup> Street, close to Maiden Lane. They would like to expand into the lot directly behind the store. They are in the process of acquiring the property. Eventually, they will be expanding the building to the south and comply with all screening requirements. There is residential behind the building. There will be a privacy fence and we will try to leave the mature trees.

Mr. Ramsour stated that there is a fence currently between the current O’Reilly’s and the house. Will there be a new fence?

Mr. Stevenson stated there would be.

Mrs. Steele wanted to know if this is just for additional parking at this time?

Mr. Stevenson stated that it is a building expansion, roughly a 40-foot expansion behind the building. It will match the building that is there now as far as façade and looks.

Mr. Cortez asked if there has been communication with the residents around this area?

Mr. Stevenson stated that his experience with O'Reilly's when they have a situation like this is they hold the agreement from the tenant. O'Reilly's will hold that lease with that tenant.

Mr. Cortez asked about green space requirement, is there one here?

Mr. Bolander stated that the only green space will be the setbacks between the building and the south property line.

**PUBLIC COMMENT:**

Mr. Charles Obermann, 4314 W 25<sup>th</sup> Place, Joplin, MO. I am the owner of 718 Porter, which is right behind 715 Harlem across the alley. Asking Anderson Engineering if they anticipate extra traffic going down the alley?

Mr. Stevenson stated he didn't think so.

Mr. Obermann stated that he would be in favor of the rezone for the expansion

**FUNDING SOURCE:**

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

**RECOMMENDATION:**

Staff recommends approval of Case 010-19.

**ATTACHMENTS**

CB 2019- 258, Staff Planning Report, P&Z Commission Minutes