

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-250-Rezone to C-3 (Commercial)

MEETING DATE:

February 3, 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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:

Case 001-20: 4240 Hwy 43. - A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for the purpose of the continued operation of a truck stop – Truckstop Distributors Inc.

BACKGROUND:

This property was annexed into the City of Joplin in 2006 and Truckstop Distributors, Inc is requesting the rezoning in order to move forward on plans to renovate and remodel the site. The need for a building permit triggered this requirement to rezone. A change to C-3 would be consistent with the uses around this interchange, and compatible with the Future Land Use Map.

PLANNING & ZONING COMMISSION TESTIMONY:

Jerald Norton, Olsson Inc., 702 S. Main Street, Joplin, MO, representing Truckstop Distributors, Inc. This property, Petro Truck Stop, was voluntarily annexed into the City of Joplin in 2007 and the city policy was for the property to be R-1 (Single Family Residential) and it has not been rezoned. In a meeting with city staff, they recommended that the property be rezoned as C-3 (Commercial District).

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2019-2020 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommend approval for Case 001-20 (6 in Favor, 0 Nays, 1 Absent)
Staff recommends approval of Case 001-20.

ATTACHMENTS

CB 2020-250, Staff Planning Report, P&Z Commission Minutes