

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-255 - Rezone to M-2 (Heavy Industrial)

MEETING DATE:

May 18, 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 011-20: 266 County Road 190 – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for the purpose of truck leasing, rental, and repair. – Blue Real Estate II.

BACKGROUND:

To ensure the applicant has compatible zoning coming out of their annexation, the applicant is applying to rezone to M-2 Heavy Industrial. As is routine, the newly annexed property is defaulted to R-1 which is not appropriate in the Joplin Industrial Park. Given that the use, truck leasing, is more appropriate for the M-2 zoning district, as well as the nearby properties also zoned M-2.

PLANNING & ZONING COMMISSION TESTIMONY:

Keegan Stanton, 602 S. Main St., Joplin, MO. The default zone upon annexation is R-1 (Single-family Residential). This is within the Joplin Industrial Park we do want to rezone this right away. Staff Recommends approval.

Mr. Eastman wanted to know if they have the tract to the north?

Mr. Stanton stated they did not

PUBLIC COMMENT:

None.

FUNDING SOURCE:

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

RECOMMENDATIONS:

Staff Recommends approval.

Planning & Zoning Commission recommends approval for Case 011-20, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS

CB 2020-255, Staff Planning Report, P&Z Commission Minutes