

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-271 - Rezone to C-3-PD (Planned Development Commercial)

MEETING DATE:

September 8, 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 031-20: 1902 New Jersey Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-3-PD (Commercial Planned Development) for future car wash and laundromat facilities on property located at 1902 New Jersey Ave. – Wade Real Estate Holdings

BACKGROUND:

The change in zoning to C-3-PD will not be detrimental to the nearby property. The majority of lots that surround this property are zoned C-3-PD and will not be affected by the change. The R-1 districts to the North will be required to be buffered by any use going into the C-3-PD district through the use of materials and strategies approved under the Zoning Code.

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. C-3 zoning is appropriate given its location along an arterial corridor and the mix of existing uses in the area.

PLANNING & ZONING COMMISSION TESTIMONY:

Steven Wade, Wade Real Estate Holdings, 822 Oakmont Dr., Joplin, MO. Wade Real Estate Holdings was in the process of purchasing the property. The family that is selling that property is wanting to sell the whole property. The plan is to put in a laundromat which will be facing 20th Street and then two bays of an automatic car wash and behind that will be 8 bays of self service. There will be a couple of entrances off New Jersey to go to the carwash section and then an entrance off 20th Street to the laundromat.

Mr. Ramsour asked Mr. Stanton about the requirements for fencing or landscaping?

Mr. Stanton stated that they would have two options under the buffer requirement in the code between a C-3 and an R-1 uses. Both will be 20 feet wide; one is all-natural landscaping and the other one would be a berm and fence combination.

Mr. Kimble wanted to know from Mr. Wade if he had in mind what buffer he would use on the north end of the property.

Mr. Wade stated that in the engineering plans a 20-foot buffer. The way the property is there is a natural drainage and will use that 20-foot buffer all along that end.

PUBLIC COMMENT:

David Bird, 1930 E 18th Street, Joplin, MO. His concern is the berm. There will be trash, lights, and noise, and trees in a berm isn't going to work. The fence around the Library, doesn't work. There are lights and trash, trash from Casey's across the street. The drainage at the corner of 19th and New Jersey backs up which flood his yard and the neighbor's yard to the west. Hard rain, it floods. The primary concern is the berm and trees, he wants a solid wall at least 6 to 8-foot-tall in an L shape. The trash and vacuums are going to be right there in that corner, flooding will be a big issue.

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 031-20, 6 in favor, 0 Nays, 1 Recusal.

Staff recommends approval of Case 031-20

ATTACHMENTS

CB 2020-271, Staff Planning Report, P&Z Commission Minutes