

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2022-272 – Zoning District Change

**MEETING DATE:**

July 5, 2022

**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

**FUNDING SOURCE:**

These payments are included in the FY2021-22 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 041-22: Rezoning – 4579 Hwy 43 – A request to remove from district R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future commercial development – Brice Martin.

**BACKGROUND:**

This portion of S. Hwy. 43, both immediately North and South of I-44, was annexed in between 2006 and 2011. Most of these properties still hold the default zoning of R-1 Single-family that all annexed properties hold following annexations. As the applicant is looking at expanding their facility, a zoning change is required for permit approval.

Hwy. 43 is a high traffic corridor, particularly with this proximity to I-44. The uses at this interchange for I-44 are generally geared toward automotive and, even more so, semi-truck traffic. Generally, interstate interchanges face high development pressure; single-family residences located in this area would be inappropriate.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Cary Scheurich, 4 State Trucks located at 4579 S. Highway 43, Joplin, Missouri, our main goal is R-1 to M-1. Project details provided by Mr. Scheurich. He stated that 20 plus years ago when this was annexed into the City, the City never changed the zoning. Now, this is a requirement by the Building Department. We have an ongoing building project and we are waiting on the permit. This is part of the procedure.

The question was directed to Mr. Scheurich about the project.

Mr. Scheurich stated they were building an addition on the warehouse.

**PUBLIC COMMENT;**

None.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2022-272.

Planning & Zoning Commission recommends approval for Case 041-22 (7 in Favor, 0 Opposed)

**ATTACHMENTS**

Staff Planning Report, P&Z Commission Minutes, Applicant Materials, Map