
Requested Council Meeting Date: July 2, 2018

Item: COUNCIL BILL NO. 2018-260

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-260
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander

Finance Director: Leslie Haase

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission Date: 06/11/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “6 in Favor, 0 Nay, 1 Absent”

SUMMARY/REQUEST:

Case 020-18: .

3534 E. 20th Street – A request to rezone from Heavy Industrial District (M2) to Commercial District (C3) for the operation of a car dealership – David Glenn.

STAFF SUMMARY:

The applicant wishes to construct and operate a car dealership on this property. Because there are townhouses to the north, a car dealership is a more appropriate use for this property than many potential uses under the current zoning of Heavy Industrial District. Rezoning this property does not violate Joplin’s Comprehensive Plan.

Staff recommends approval of Case 020-18.

PLANNING & ZONING COMMISSION TESTIMONY:

David Glenn, 3310 S. Highland Ave., Joplin, MO. Mr. Glenn was representing the Fletcher Auto Group to have this property rezoned from M-2 to C-3.

Mr. Ramsour wanted to know if there were any environmental issues on the property?

Mr. Glenn stated that they have all been explored through the engineering firm and all resolved. There are not any issues of concern.

Mr. Cortez asked if there would be access to the property from Davis Blvd. as well as 20th Street?

Mr. Glenn stated there would be, yes. All developmental designs have been submitted to the City.

PUBLIC COMMENT:

None.