

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2018- 274 -Rezone to C-3 (Commercial).

**MEETING DATE:**

December 3, 2018

**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- Sam Anselm.

**SUMMARY REQUEST:**

Case 039-18: Approximately 26 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue – A request to zone Commercial District (C3) – Skyline Travel Plaza, LLC.

**BACKGROUND:**

This request consists of approximately 26 acres and the applicant intends to develop the land with a large truck stop and travel plaza. The location of this property is ideal for a travel plaza and development has already begun. Although this property is currently within the county and is not required to adhere to Joplin’s development standards, the applicant has agreed to develop the site in accordance with city standards. The applicant has already submitted building plans to the city and those plans have been approved. The proposed development meets all the city’s requirements from the Zoning Code and the Comprehensive Plan.

**PLANNING & ZONING COMMISSION TESTIMONY:**

John Bolte, Small Arrow Engineering, 216 S Main Street, Joplin, MO. Skyline Travel Plaza, LLC is trying to develop a C-Store, Travel Plaza, and a Truck Stop complex at the interchange by the Industrial Park. The triangle tract on the west end of the property has been acquired from Smith & Smith Investment. The initial use for the property under C-3 designation would be the truck stop, which is under construction. There will be a roughly 14-thousand square foot C-Store near Prigmore Avenue with a light fueling island in the front and a diesel fueling island in the rear. Parking would be for roughly 100 trucks in the back. On the west side there is a parcel of land that has been designated as a future truck wash. The parcel that is on the northeastern portion of the tract is slated for a future hotel site. The C-Store has room for expansion to add a restaurant in the future.

Mrs. Steele also wanted to know about the name of the Travel Center. Will it stay as Skyline Travel Center?

Mr. Bolte stated he believes the name will be Joplin Travel Center. Skyline is a name they used to purchase the land.

**PUBLIC COMMENT:**

None.

**FUNDING SOURCE**

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

**RECOMMENDATION:**

Staff recommends approval of Case 039-18.

**ATTACHMENTS**

CB 2018- 274, Staff Planning Report, P&Z Commission Minutes