

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-253-Rezone to District M-2

MEETING DATE:

February 1, 2021

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 002-21: Approximately 375' West and 200' North of the intersection of W. 23rd St. and S. Walnut Ave. – A request to remove from District R-2 (Two-family Residential) and include in District M-2 (Heavy Industrial) for future ministorage development – Dale Mitchell.

BACKGROUND:

The change in zoning to M-2 should not be detrimental to the nearby property. Residential districts that are to the West and South of the rezoned property will be protected by zoning code-required buffers of either a 20' berm, fence, and landscape combination or a 20' buffer of natural vegetation.

Stormwater requirements will be required to be met as well. Detention ponds are in place to the North, and runoff will be directed in a way that it will not flood nearby property. This can be accomplished through the use of improved channels and a comprehensive stormwater plan for the property.

PLANNING & ZONING COMMISSION TESTIMONY:

Dale Mitchell, 2222 W 22nd Street, Joplin, MO. He started the mini storage approximately 20 years ago. He developed the land around that property. We sold half of it off to the Joplin Housing Authority. We would like to connect 23rd Street on through with 5 lots on each side of that street. To the north, we are keeping some of that property for growth in the mini storage. It is a good plan, keeps the mini storage to the north, the 23rd street will be straight into the subdivision and finished up the residential. After this I will be rezoning the R-2 property on the tract to the South back to R-1 just trying to do what's best for the sub-division. In the mini storage he stated he would put pavement, privacy fence between the two. Whatever rules and regulations I need to follow I will. All traffic will exit out of the mini storage through the front gate, which closes at 9:00pm.

Ms. Phillips stated she saw some of the land has been cleared.

Mr. Mitchell stated that the surveyors could not see to survey, so they asked if he could make some holes where the street was going, and I put paths thru there.

Mr. Ramsour asked about the entrance being at 22nd Street and Roosevelt.

Mr. Mitchell stated that is correct. No traffic will be able to go to the subdivision from the mini storage.

Ms. Phillips was talking about the landscaping design that they were looking at. She stated there was Bradford Pear trees all over the place. Bradford Pears are on the NO list for Missouri!

Mr. Mitchell stated that this was just a preliminary so this commission could see an example of what I want to do. The Planning and Zoning and Building who approves this plat will give me input on it.

Mr. Ramsour asked if there were any other questions for Mr. Mitchell?

Mr. Kimble stated for his clarity the plan is to bring 23rd Street all the through and part of what you're going to do is develop on the north and south end and join housing that will bring those neighborhoods together. To the north of that neighborhood, you continue with some of the mini storage there.

Mr. Mitchell stated that was correct. The big thing that will help him to the north and why he purchased that property for was once 23rd Street goes in he will be able to rearrange the water lines and take them north into the mini storage.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends approval for Case 002-21.

Planning & Zoning Commission recommends approval for Case 002-21 (7 Favors, 0 Nays)

ATTACHMENTS:

CB 2021-253, Staff Planning Report, P&Z Commission Minutes