

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-294 – Rezone C-1 to C-3

MEETING DATE:

January 3, 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.

SUMMARY REQUEST:

Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

BACKGROUND:

This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

PLANNING & ZONING COMMISSION TESTIMONY:

Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day.

PUBLIC COMMENT:

None.

RECOMMENDATIONS:

Staff recommends approval for Case 069-21.

Planning & Zoning Commission recommends approval for Case 069-21 (5 Favor, 2 Absent)

ATTACHMENTS

CB 2021-294, Staff Planning Report, P&Z Commission Minutes