

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-301 – Rezone R-1 to M-1

**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 076-21: 7110 W. 20<sup>th</sup> St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

**BACKGROUND:**

This request to rezone to M-1 is for future development of the property. It is compatible with the existing heavy industrial uses in the area. No buffers would be required in the instance as the abutting property is presently outside of the city limits and thus has no zoning.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors. Mr. Pinjuv stated that he would like to answer any questions anyone may have.

**PUBLIC COMMENT:**

Danny Sluder, 6889 W 20<sup>th</sup>, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20<sup>th</sup> Street.

Carrie Sluder, 6889 W 20<sup>th</sup> St., Joplin, MO. We just have some questions and concerns about the rezoning into industrial. She does have medical problems with her lungs and to have these corporations move across the street from her, she would like to know what that does to her health and the environment. Also, the traffic is already fierce out there and now that there is a cement factory out there, we are having so much trouble with the cement trucks going well over the speed limit and the semi's going well over the speed limit. At that pace and not covering their load it throws rocks everywhere. I am also concern because she has 5 teenagers and a lot of people come in and out of our driveway. What is that going to do to the traffic?

Mr. Pinjuv stated that the traffic is an issue, it has grown out there the last several years. He has been working with staff for several years to get 20<sup>th</sup> Street improved with the new industrial

factories. Our design for the north tract has always been industrial zoned. There are issues with the water issues, but we are in the process of building 38 acres of detention ponds immediate east of the site. Unfortunately, we were not done with the ponds when we had those big rains. What really cause the overflow was Empire. They had built a road through the property on their easement, bootlegged in there, it was about 5 foot tall and it back up 10 or 12 acres, which was supposed to hold water. The water over topped it and blew that road out and went straight into our ponds. Our engineers went and spoke to them, and that problem has been resolved.

Mr. Bolander stated M zoning is the heavy industrial zoning, that was the plan that was adopted for that area. It was a mixed-use development. We do have in Joplin stormwater detention requirements, not in the county. The requirement is whatever stormwater they generate they must detain it on site and release it slowly, so it doesn't cause any flooding downstream. As far as any emissions of any type of industrial use., they must follow the state regulations.

**RECOMMENDATIONS:**

Staff recommends approval for Case 076-21.

Planning & Zoning Commission recommends approval for Case 076-21 (5 Favor, 2 Absent)

**ATTACHMENTS**

CB 2021-301, Staff Planning Report, P&Z Commission Minutes