

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-279 – Zoning District Change

MEETING DATE:

September 6, 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

FUNDING SOURCE:

These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 046-22: Rezoning - 2601 E. 20th St. – A request to remove from District R-1 (Single-family Residential) and include in District C-1-PD (Neighborhood Commercial Planned Development) for future commercial development – Leonard Hartford Tunnell

BACKGROUND:

This request to rezone to C-1-PD is along the E. 20th St. corridor. The Comprehensive Plan does indicate that this is a mixed-use corridor, while also showing it as future low-density residential in the Future Land Use Map.

Given the high traffic volume and speeds, as well as the arterial classification of 20th St., this property is generally inappropriate for single-family residential. A C-1-PD zoning is appropriate as a low-intensity commercial buffer along the corridor between 20th St. and existing single-family districts to the North.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Leonard Hartford Tunnell, 19362 Hartford Lane, Carthage, Missouri. He stated he has requested the rezoning. The lots on the north side and has already been rezoned C-1-PD or commercial. He stated he has another lot beside him that is already been zoned C-1-PD. It is a sister lot, and it would have the same impact as mine. It is the same width and length and everything. It could even be a larger business space. It is not a good place for residential right now because it is between two businesses. It should have no impact on traffic other than the Buttram lot has, it is the same situation. Of course, it would later generate sales tax for whatever business would occupy the lot as a commercial lot.

PUBLIC COMMENT:

Dana Parker, 1808 S.E. Murphy Blvd, Joplin, Missouri. Ms. Parker stated she was not necessarily opposed to this property being zoned for commercial because they were told a long time ago that was happening. We do have the property adjacent to it on the north and it is residential not commercial. Our issue is the storm drainage. If someone builds something there, we just want to get it on the books that we are watching that. We have had a lot of issues with storm drainage from other businesses tearing up our property. And I just want to get that on there so maybe the City will pay attention to that.

Mr. Eastman stated that Mr. Stanton could address that matter.

Ms. Parker stated that is all she had. She was just curious as to what was going in at that location.

Mr. Stanton stated the storm water management is part of the review process for any new site plan or development. That will be reviewed by our team of engineers whenever it develops.

Ms. Parker stated the last time they just directed it into our yards. She stated she did not want any more water.

Mr. Stanton stated in addition to any storm water mitigation there will be a buffer requirement between the commercial designation and the residence.

RECOMMENDATIONS:

Staff recommends tabling for Council Bill 2022-279.

Planning & Zoning Commission recommends tabling for Case 046-22 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map