

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-261 – Zoning District Change

MEETING DATE:

April 3, 2023

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

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

FUNDING SOURCE:

These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 011-23: Rezoning - A Request to Rezone from District C-3 (Commercial) to M-2 (Industrial) for Property located at 6701 E 26th St to develop a truck and trailer storage facility – Luke Gibson (representative of the owner)

BACKGROUND:

The existing building on the property is a single-family home, which tenants are currently renting. The owner plans to demo the house and develop a truck and trailer storage site on the property. While C-3 is permissive of storage/warehousing for the proposed development, M-2 is more appropriate for the intensity.

PLANNING & ZONING COMMISSION TESTIMONY:

The applicant spoke to represent the case. There was no comment from the commissioners.

PUBLIC COMMENT:

There was no public comment in opposition or in favor.

RECOMMENDATIONS:

Staff recommends approval for Council Bill 2023-261

Planning & Zoning Commission recommends approval of Case 011-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map