
Requested Council Meeting Date: October 3, 2016

Item: COUNCIL BILL NO. 2016-282

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 9/12/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “7 in favor, 0 absent”

SUMMARY/REQUEST:

Case 038-16: 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive – A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) – O’Reilly Holdings, LLC.

STAFF SUMMARY:

This property is located approximately 570 feet west and 600 feet north of the intersection of 32nd Street and John Duffy Drive in the Wildwood Ranch Development. This 5.7 acre parcel, in addition to a 14 acre parcel to the east, will provide the site for a future senior living center. This structure will include an independent living facility, an assisted living facility, and a memory care unit. This parcel needs to be annexed into the City of Joplin and rezoned to match the adjacent parcel to the east. Once a piece of property is annexed into the City of Joplin, it is automatically zoned R-1. Pending the annexation of this property, this rezoning would allow a convalescent care facility, which is not permitted in an R-1 zoning designation.

Staff recommends approval of Case 038-16.

PLANNING & ZONING COMMISSION TESTIMONY:

Ms. Jane Earnhart, Olsson Associates, Springfield, Missouri, understands this property comes into the City of Joplin with R-1 zoning. O’Reilly Holdings are planning a senior residential development, including convalescent care, and need C-3 zoning for this property.

Mr. Duncan asked how this development is related to Joplin Development Properties II, and Ms. Cunningham replied they are unrelated.

Mr. Ramsour asked if everything annexed into the City of Joplin first comes in with R-1 zoning, and Ms. Cunningham replied that is correct.

PUBLIC COMMENT: None.