
Requested Council Meeting Date: October 3, 2016

Item: COUNCIL BILL NO. 2016-284

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 040-16: 570 feet West of the intersection of 32nd Street and John Duffy Drive – A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial) – Joplin Development Properties II.

STAFF SUMMARY:

This property is located approximately 570 feet west of the intersection of 32nd Street and John Duffy Drive in the Wildwood Ranch Development. This 3.4 acre parcel, in addition to a 10 acre parcel to the east, will provide the site for a skilled nursing facility. 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 skilled nursing facility, which is not permitted in an R-1 zoning designation.

Staff recommends approval of Case 40-16.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Gerald Norton, Olsson & Associates, stated Joplin Development Properties II owns 10 acres. The east 6.5 acres are already zoned C-3, with the 3.5 acre portion coming into the City of Joplin with R-1 zoning. Mr. Norton is requesting rezoning to District C-3 to make the zoning consistent.

PUBLIC COMMENT:

None.