
Requested Council Meeting Date: April 4, 2016

Item: COUNCIL BILL NO. 2016-261

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: 3/14/2016

Recommended Action: Planning and Zoning Commission recommended tabling this case by a vote of “5 in favor, 2 absent”

SUMMARY/REQUEST:

Case 008-16: 2411 South Joplin Avenue, 2413 South Joplin Avenue, 2423 South Joplin Avenue and 2427 South Joplin Avenue – A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) for the construction of a parking lot - Gerardo Villasenor.

STAFF SUMMARY:

These four properties are located west of the El Vaquero restaurant along Joplin Avenue. The properties are undeveloped but zoned for residential development. However, the City of Joplin’s Future Land Use map classifies this area as Future Commercial Development as part of our South Main Street Corridor. Parking lots on Joplin Avenue that serve businesses on Main Street are included in this Planned Development Corridor.

Because these properties are located on a Planned Development Corridor, a site plan approval is required in order to successfully complete rezoning. The applicant has not submitted a site plan at this time.

Staff recommends that Case 008-16 be tabled until a site plan is submitted.

PLANNING & ZONING COMMISSION TESTIMONY:

Ms. Cunningham stated since this property lies in the disaster recovery area, the City Council requires a site plan before they will approve the rezoning, even though this property will contain a parking lot serving a business. No site plans are available at this point. Staff recommends this request be tabled until the owner submits a site plan that the staff and commissioners can review.

Mr. Ramsour asked about the one house that these properties surround, and Ms. Cunningham replied Mr. Villasenor is trying to acquire that house. She hasn't visited with that property owner but stated letters were mailed to all property owners within 185 feet of the property being rezoned.

Mr. Ramsour stated the properties contain crushed rock and asked if they are already being used for parking. Ms. Cunningham stated it was previously being used for parking, so she discussed the zoning violation with Mr. Villasenor.

Mr. Eastman asked if C-3 zoning will be allowed on Joplin Avenue, and Ms. Cunningham replied yes. The area between Main Street and Joplin Avenue is being recognized as part of the South Main Street commercial corridor, so staff recommends the property in this request be zoned commercially.

Mr. Ramsour asked if the lot behind the Tropicana was rezoned for parking several months ago, and Ms. Cunningham replied they may just have a Special Use Permit.

PUBLIC COMMENT:

None.