
Requested Council Meeting Date: March 6, 2017

Item: COUNCIL BILL NO. 2017-254

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: 02/13/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:

Case 006-17: A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of a manufacturing facility.

STAFF SUMMARY:

This property consists of 26.32 acres located ½ mile east of the intersection of 32nd Street and Prigmore Avenue. This site is located in the Crossroads Industrial Park. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation. The developer will be constructing a frozen foods manufacturing plant on this property; this company has been working with the JIDA and City Council during the tax abatement process. A pre-development meeting with the developer was held on January 17, 2017.

This use is appropriate for the subject property and matches existing uses in the industrial park. This property is subject to all covenants established by the JIDA which meet, and often exceed, City of Joplin Zoning Code requirements.

Staff recommends approval of Case 006-17.

PLANNING & ZONING COMMISSION TESTIMONY:

This development is forecasted to create up to 400 jobs over the next 10 years. The initial building will employ about 150 employees for the first phase. The facility is designed for expansion in the near future. The City has two public infrastructure projects out to bid and that is for the development of public street on the west side, Quail Ridge, that will connect with east 26th Street up by Coca Cola. The other project is the extension of Turkey Creek sewer. There will be no entrance from highway FF onto this site.

PUBLIC COMMENT: None.