

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019-255 -Rezone to District C-3 (Commercial).

MEETING DATE:

February 4, 2019

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, City Manager- Sam Anselm.

SUMMARY REQUEST:

Case 006-19: Approximately 1.3 acres located on the southeast corner of St. Louis Avenue and Broadway Street – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for future commercial development – Daryl Rhodes

BACKGROUND:

This rezoning request includes five parcels. Three of the parcels have homes on them; the home on the largest parcel has been boarded up and appears to be abandoned.

PLANNING & ZONING COMMISSION TESTIMONY:

Daryl Rhodes, 7735 County Road 183, Carthage, MO. We bought this property about 16 years ago, which the address is 101 S St. Louis. We have done repairs to it over the years and it is currently a rental house. They have purchased additional properties that surround the house. The houses on the additional properties have either been secured or torn down. It was not economically feasible to try to repair them. We feel this property is best used for commercial use.

Mrs. Steele stated looking at the map you do not own the property at the corner? Mr. Rhodes replied the City of Joplin owns that piece of property.

Mr. Cortez asked Mr. Rhodes if he had future commercial use in mind?

Mr. Rhodes stated he did not. The plan is to put it up for sale at some point after rezoning.

PUBLIC COMMENT:

Terry Campbell, 1604 Central, Joplin, MO. He is opposed to commercial rezoning at this point, there is a lot of commercial properties on the west side. He owns property on Central which is Commercial property. He would not have a problem if he was doing R-2 or R-3 multi-unit or plans for the future, but Mr. Rhodes doesn't have plans. He wants to sell the property.

Mr. Campbell wanted to clarify that they tore down the house on that property and our plans are to build a single family residential or a duplex.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 006-19.

ATTACHMENTS

CB 2019- 255, Staff Planning Report, P&Z Commission Minutes