

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2019-275-Rezone to Commercial District (C-3)

**MEETING DATE:**

October 7, 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, Interim City Manager- Daniel Pekarek.

**SUMMARY REQUEST:**

Case 031-19: 5051 S Main Street - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-3 (Commercial) for the purpose of future commercial development – Gil Stevens.

**BACKGROUND:**

The C-3 zone that is requested by the applicant permits more intense development as well as more uses. Considering the proximity of this site to a major regional destination as well as high capacity infrastructure at the I-44 junction, the rezoning requested is not inappropriate for the area.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Gil Stevens, 23 Pheasant Run Drive, Joplin, MO. The owner of this property is Ron Stenger, Joplin LLC. The property to the north has a C-3 Zoning. The reason for this request is that in the event that there would be a user that would have a requirement for this zoning district. Mr. Stevens stated that currently he did not have anyone interested in this property.

**PUBLIC COMMENT:**

Adam Boyd, 5200 Brookwood, Joplin, Mo. Mr. Boyd owns the property to the east of this request. There is a rise that is on the other side of the hill and it drops off on the other side. With that hill and drop off we have a buffer of privacy and let an apartment building or a two-story duplex, those people will be looking down at my house and pool.

**FUNDING SOURCE:**

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

**RECOMMENDATIONS:**

Planning & Zoning Commission recommends approval, 5 in Favor, 0 Nays, 2 Abstained.  
Staff recommends approval of Case 031-19.

**ATTACHMENTS**

CB 2019- 275, Staff Planning Report, P&Z Commission Minutes