

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019-281-Rezone to Neighborhood Commercial District (C-1)

MEETING DATE:

November 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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:

Case 037-19: 2818, 2824, 2828, and 2832 E. 19th St. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development. – Brad Fagan

BACKGROUND:

This property has been on the market for some time and has had very little interest for development single family residences. The applicant's request to rezone to a C-1 Neighborhood Commercial zone is not inappropriate for this property considering the intent of C-1 districts is to provide neighborhood level uses such as banks, offices, and small shops. Uses in this district are to not generate large amounts of traffic commonly seen in the intense commercial uses along Range Line Road.

This zoning change should not detrimentally affect nearby property. There is adequate space on the site in which any potential developer can mitigate the conflict of commercial uses with other uses in accordance with the City's buffer requirements. Uses in these districts are restricted to light uses that generate little traffic and nuisance

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Brad Fagan, 1002 Carrington Terrace, Joplin, MO 64804, owner of the property described in the rezoning request. Mr. Fagan stated that The City Comprehensive Plan identifies 20th Street between Range Line Road and Schifferdecker Ave. as a Planned Development corridor with intent that post-tornado redevelopment would focus on commercial uses. Design Standards have been established by the Planning & Zoning Department to guide the planned commercial development of the 20th Street Corridor.

A significant investment has been made in widening E. 20th Street to a five-lane arterial street and to construct a railroad overpass at 20th and Michigan to facilitate commercial development. The requested zoning change would be a positive step towards the commercial development.

PUBLIC COMMENT:

None.

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 037-19.

ATTACHMENTS

CB 2019- 281, Staff Planning Report, P&Z Commission Minutes