

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2019-282-Rezone to Neighborhood Commercial District (C-1)

**MEETING DATE:**

December 2, 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 038-19: 3209 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development. – Business Investments, LLC.

**BACKGROUND:**

This zoning change should not detrimentally affect nearby property. Any potential developer will need to mitigate the conflict of commercial uses with other uses in accordance with the City's buffer requirements.

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.

Considering the property's frontage along Connecticut Avenue, a collector, as well as its location near the major intersection of Connecticut and 32<sup>nd</sup> St., a commercial use oriented toward this street is appropriate.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Richard Ruestman, 5562 Riverside Dr., Joplin, MO. I am a member of Business Investments, LLC. I made this request for rezoning from R-1 to C-1. It would seem to be a natural fit based on the surrounding commercial properties.

Mr. Eastman asked if there was a use for the building? Mr. Ruestman stated there was not and just keep it a rental building right now, but it is not occupied at this time.

Mr. Eastman stated he has a question for Troy Bolander. Anticipating the future, how far south will you allow Commercial to go on Connecticut Street?

Mr. Troy Bolander stated part of the changes at the intersection is that the former commercial insurance building to the north was demolished because of the intersection improvement. This is an area in transition with the widening of Connecticut and widening of the bridge. One could make a valid point that it could go just as far south as it does across the street.

**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, 6 in favor, 0 Nays, 1 Absent.  
Staff recommends approval of Case 038-19.

**ATTACHMENTS**

CB 2019- 282, Staff Planning Report, P&Z Commission Minutes