

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2019-283-Rezone to Central Business District Planned Development (C-2-PD)

**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 039-19: Corner of Newman Road and Cattleman Drive – A request to remove from District M-2 (Heavy Industrial) and include in District C-2-PD (Planned Development Central Business Commercial) for multi-family development. – Samuel M. Coryell

**BACKGROUND:**

The Joplin Stockyard property used to occupy this site, but due to its intense use, moved out of town. In addition, recent residential developments near and on portions of this site have begun a transition away from industrial uses to more high density residential and commercial uses.

The applicant's request to rezone to a C-2-PD Planned Development Central Business District zone is not inappropriate for this property considering it is the intent of the developers to develop their site with dense multi-family units. The C-2-PD district has unique properties such as lower setback requirements and taller height restrictions that are appropriate for the applicant's proposed development as well as for this area in general.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Brad Ferguson, Olsson Associates, 702 S Main Street, Joplin, MO. I am here on behalf of the land owner and Mr. Coryell. They would like to do a multi-family development just north of the existing complex that is shown.

Mr. Ramsour asked if there were any environmental issues on that property?

Mr. Ferguson stated he doesn't know if that has been investigated at this point.

**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 039-19.

**ATTACHMENTS**

CB 2019- 283, Staff Planning Report, P&Z Commission Minutes