

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-256-Rezone to C-3 (Commercial)

MEETING DATE:

May 18, 2020

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- Nicholas Edwards.

SUMMARY REQUEST:

Case 012-20: 1502 Rangeline Road - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-3 (Commercial) for the purpose of commercial development – Jimmer Pinjuv

BACKGROUND:

The change in zoning to C-3 will not be detrimental to most of the nearby property. The properties that front Rangeline will not be affected, as those zones are identical or already allow uses that C-3 allows.

The applicant is requesting the rezoning in order to allow for uses permitted in the C-3 District to operate on this property. Due to the property's location at the corner of Rangeline, an arterial street, and 15th St., a collector street, the C-3 District would not be inappropriate at this location. As with many other commercial corridors in town with residential behind, the buffer requirements in the zoning code would provide a transition from the commercial use to the residential.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Eastman and Mr. Dermott had to abstain themselves from Case 012-20.

Gil Stephens, 23 Pheasant Run, Joplin, MO, represent Mr. Pinjuv and the owner of the property. They have a real estate contract to purchase the property subject to zoning of C-3. Around perimeter of the property exception of the property to the west is all C-3. There will be a use for the property if it is zoned C-3.

Mr. Ramsour asked what the intention with the building that is there?

Mr. Stephens stated that it will be used. The building will not be demolished.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends approval.

Planning & Zoning Commission recommends approval for Case 012-20, 4 in favor, 2 Abstain, 1 Absent.

ATTACHMENTS

CB 2020-256, Staff Planning Report, P&Z Commission Minutes