

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2020-270 - Rezone to C-3 (Commercial)

**MEETING DATE:**

September 8, 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 030-20: 1317 E. 7<sup>th</sup> St. and 610 S. Club St. – A request to remove from District R-2 (Two-family Residential) and District M-2 (Heavy Industrial), and include in District C-3 (Commercial) property located at 1317 E. 7<sup>th</sup> St. and 610 S. Club St. for future auto and vehicle sales – Dennis & Joyce Dilts

**BACKGROUND:**

The current zoning of M-2 is suitable in this area along 7<sup>th</sup> St. However, considering 7<sup>th</sup> Street's transition to more commercial uses along the corridor, the change to C-3 would be consistent with the development pattern of the corridor taken holistically.

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. C-3 zoning is appropriate given its location along an arterial corridor and the mix of existing uses in the area.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Dennis Dilts, 600 Heritage Acres Drive, Joplin, MO. He is here to request rezoning due to the fact that the building he was currently in had a fire on June 5, 2020, and found out this last week that the building is totaled. He would like to expand the parking lot and move it back for more parking spaces.

**PUBLIC COMMENT:**

None.

**FUNDING SOURCE:**

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

**RECOMMENDATIONS:**

Planning & Zoning Commission recommends approval for Case 030-20, 7 in favor, 0 Nays.  
Staff recommends approval of Case 030-20

**ATTACHMENTS:**

CB 2020-270, Staff Planning Report, P&Z Commission Minutes