

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-255-Rezone to District C-3-PD

MEETING DATE:

February 1, 2021

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 004-21: 3300 N. Range Line Rd. – A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) for future commercial development – Brookside Developers, Inc.

BACKGROUND:

The current zoning of R-3-PD is suitable in this area. Apartment and multi-family complexes are appropriate along major corridors such as Range Line Rd. Apartment and multi-family uses can mix with commercial zoning and uses, however, this works best with lower-intense commercial uses in the C-O and C-1 range rather than the C-3.

The change in zoning to C-3 will not be detrimental to nearby property. Range Line Rd. is a major arterial corridor and this zoning is appropriate and its uses expected along corridors such as these. Residential properties, particularly to the West and North will be protected through the buffer requirements of the zoning code.

PLANNING & ZONING COMMISSION TESTIMONY:

Gil Stevens, 23 Pheasant Run, Joplin, MO and here on behalf of Brookside Developers, Inc. This piece of property is approximately 16.39 acres, currently zoned as R-3-PD. The purpose of the rezoning is for a relocation of a business, The Metro Builders Supply. They would like to build a new facility approximately 9,000 sq. ft., which would be a 2,500 sq. ft. show room and the remainder would be a warehouse. Future development to the west for other commercial use. There is a single-family residence on the property now and will be torn down.

Mr. Ramsour wanted to know if this request was just the rezoning of the eastern part of this property?

Mr. Stevens stated there is going to be approximately 2.39 acres to the west which is currently zoned R-3 to stay R-3 for future development of R-3 development, as a buffer because there are single family residences to the west of that property line.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends approval for case 004-21.

Planning & Zoning Commission recommends approval for Case 004-21 (6 Favor, 0 Nays, 1 Abstain).

ATTACHMENTS

CB 2021-255, Staff Planning Report, P&Z Commission Minutes