

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-270-Rezone to District C-1

MEETING DATE:

June 7, 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 025-21: 1827 S. Wall Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future mixed-use development – Seth Dermott & Andrew Solomon

BACKGROUND:

The change to C-1 will not detrimentally affect nearby property. C-1 uses are intended to serve the neighborhood. They do not generate traffic, nuisances, or other detrimental effects to the same degree as those generated by uses in C-3. Buffers will be required if the owner alters or fully redevelops the site.

The C-1 zoning district is intended to allow uses which service the area and nearby neighborhood. This zoning is not inappropriate in this area, given the frontage along a collector street, as well as nearby legal non-conforming commercial uses, zoning districts, and higher density residential zones and districts.

However, due to the lot being below the minimum lot area requirement for the C-1 Zoning District of 10,000 sqft., staff cannot recommend approval.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Keegan Stanton, 602 S Main St., Joplin, MO., this request to rezone to commercial does not meet our minimum lot size requirement of 10,000 square feet for commercial zoning. We therefore recommend denial of this case.

PUBLIC COMMENT:

Dusty Ray, 1828 S. Wall Ave., Joplin, MO. Not against the case so much as I wanted to hear what this was about. We would just be opposed to a use with a liquor license or heavy commercial.

FUNDING SOURCE:

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

RECOMMENDATIONS:

Staff recommends denial for Case 025-21.

Planning & Zoning Commission recommends denial for Case 025-21 (6 Favor, 0 Nays)

ATTACHMENTS

CB 2021-270, Staff Planning Report, P&Z Commission Minutes