

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-273-Rezone to District C-O

MEETING DATE:

July 6, 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 029-21: A request to remove from District R-1 (Single-family Residential) and include in District C-O (Non-retail Commercial) for future multi-use development.

BACKGROUND:

C-O uses are intended to serve the neighborhood and generally allow the least intense uses of the commercial zoning districts. They generally do not generate traffic, nuisances, or other detrimental effects to the same degree as those generated by uses in C-2 or C-3. Buffers will be required if the owner alters or fully redevelops the site.

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

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Eastman abstained from this case.

Seth Dermott, 424 N. Sergeant, Joplin, MO. Originally, we bought this fire station from the city and it was R-1 and we bought the lot to the south. We would like to make it into a commercial property. Potentially doing something that with an apartment on top level and some commercial.

Ms. Phillips asked Mr. Dermott to refresh her memory. Last month you were here you only had one lot, the fire station lot and it didn't have enough room? Since then you have bought the lot next to it?

Mr. Dermott stated that was correct. We had owned the lot to the south of it and now we are including it so it has enough area to be commercial property.

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 029-21.

Planning & Zoning Commission recommends approval for Case 029-21 (6 Favor, 0 Nays, 1 Abstain)

ATTACHMENTS

CB 2021-273, Staff Planning Report, P&Z Commission Minutes