

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-291 – Rezone C-3 to R-2.

MEETING DATE:

December 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 061-21: 313 N. Buchanan Rd. – A request to remove from District C-3 (Commercial) and include in District R-2 (Two-family Residential) for future residential development – Johnson Real Estate & Consulting LLC.

BACKGROUND:

The current zoning of C-3 is unsuitable for this property. This location is not appropriate for commercial uses permitted in the C-3 district. The property is also ill-shaped to host most commercial uses today.

The change in zoning will not be detrimental to nearby property. The uses permitted in R-2 are significantly less intense than those permitted in the current C-3 district. Furthermore, existing Two-family Residential uses are located at the opposite end of Buchanan Rd.

This request to rezone to R-2 is for future duplex development on the site. No buffer is required in this case. Stormwater management would be required, specifically either an analysis or upgrade to the culvert running under Buchanan Rd. An extension of fire hydrants may be required per the fire marshal.

PLANNING & ZONING COMMISSION TESTIMONY:

Will Perkins, 20598 Hope Lane, Neosho, MO. He is the builder for the owner, Steve Johnson, representing him since he couldn't make it. Basically, he is wanting to build three (3) duplexes and it is a good location.

Mr. Eastman abstained from this case.

Ms. Phillips asked if there was enough room for three (3) duplexes.

Mr. Stanton stated there was. They will not be on individual lots, because of that they will be able to fit in there, just meeting the area requirements.

Ms. Phillips wanted to know if there would be enough parking for six living units.

Mr. Stanton stated there would be. Each unit would be required to have two off-street parking spaces.

PUBLIC COMMENT;

None.

RECOMMENDATIONS:

Staff recommends approval for Case 061-21.

Planning & Zoning Commission recommends approval for Case 061-21 (5 Favor, 1, Abstain, 0 Nays, 1 Absent)

ATTACHMENTS

CB 2021-291, Staff Planning Report, P&Z Commission Minutes