

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-293 – Rezone C-3 and R-1 to C-3-PD.

**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 063-21: 2014 S. Range Line Rd. & 2019 S. Highview Ave. – A request to remove from District C-3 (Commercial) and R-1 (Single-family Residential) and include in District C-3-PD (Commercial Planned Development) for future commercial development – Estacado Interests, LLC

**BACKGROUND:**

This request to rezone to C-3 is for future commercial development on the site. This zoning designation is shown to be acceptable in the comprehensive plan, and commercial development is appropriate along the Range Line Rd. corridor

Where this property abuts residential districts, a buffer will be required. The proposed development will likely cap the existing stormwater channel that runs on the North side of the property. That change to the channel will require the approval of the U.S. Army Corps of Engineers in order to ensure it meets the required federal regulations

**PLANNING & ZONING COMMISSION TESTIMONY:**

Devon Therius, 1537 Singleton Blvd., Dallas, TX. We are requesting the proposed property be rezoned to C-3, Commercial. We would like to bring a burger chain from Texas, and both lots need to be zoned C-3. The main building will be on Range Line with a drive back to the Highview side and connecting with Highview.

Ms. Phillips had a question for staff. Understanding that it is in the plan but how can the R-1 property magically be changed to C-3?

Mr. Stanton stated that it isn't magically going to commercial. It is going through the correct process for that to happen. The future land use map does show retail commercial from Range Line west to Highview.

**PUBLIC COMMENT:** None.

**RECOMMENDATIONS:**

Staff recommends approval for Case 063-21.

Planning & Zoning Commission recommends approval for Case 063-21 (5 Favor, 1, Abstained, 0 Nays, 1 Absent)

**ATTACHMENTS**

CB 2021-293, Staff Planning Report, P&Z Commission Minutes