

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2022-254 – Rezone C-1 to C-3.

**MEETING DATE:**

March 7, 2022

**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 011-22: 2502, 2508, and 2510 N. Range Line Rd. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future commercial development. – The Lee Family Ltd. Partnership.

**BACKGROUND:**

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, C-3 zoning is appropriate to coincide with that designation This request to rezone to C-3 is for future commercial development. Nearby property will not be detrimentally affected by this rezoning. Buffer requirements are in the zoning code to protect less intense zoning classifications

**PLANNING & ZONING COMMISSION TESTIMONY:**

Keegan Stanton stated that it appears no one is here for this case and can give you some background. The request was referred from the use of this property was not in conformance with C-1 and requested C-3 zoning. The uses across the street are in Webb City, but they are equivalent to the C-3 District in Joplin.

Mr. Eastman wanted to know if there was any opposition from the properties to the west?

Mr. Stanton stated that we have not received any.

**PUBLIC COMMENT:** None.

**RECOMMENDATIONS:**

Staff recommends approval for Case 011-22.

Planning & Zoning Commission recommends approval for Case 011-22 (6 Favor, 0 Nays, 1 Absent)

**ATTACHMENTS**

CB 2022-254, Staff Planning Report, P&Z Commission Minutes