
Requested Council Meeting Date: September 4, 2018

Item: COUNCIL BILL NO. 2018-270

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-270
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander

Finance Director: Leslie Haase

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission Date: 08/13/18

Recommended Action: Planning and Zoning Commission recommended to table by a vote of “4 in Favor, 0 Nay, 3 Absent.”

SUMMARY/REQUEST:

Case 033-18: A tract of land on the west side of North St. Louis Avenue, located approximately 656 feet north of the intersection of North St. Louis Avenue and East Fountain Road – A request to rezone from M-1-PD (Restricted Industrial Planned Development) to R-1 (Single-Family Residential) for residential development – Brad Barone.

STAFF SUMMARY:

This property was originally zoned industrial in order to limit the number of surrounding residential properties so that the Joplin Airport’s airspace could be protected. That protection is not so stringent at this time. Many of the surrounding properties are currently zoned Restricted Industrial Planned Development. Despite this, many of these properties currently have residential uses. The Future Land Use Map shows these properties to be Low-Density Residential, so this rezoning request is appropriate.

Staff recommends Case 033-18 be approved.

PLANNING & ZONING COMMISSION TESTIMONY:

Gretchen Barone, 1829 Philadelphia, Webb City, MO. Mr. & Mrs. Barone purchased the property approximately 2 years ago with the intent to build a single family residential home. They plan on building an approximately 3,000 square foot home with possibly a detached garage on the 5-acre property.

PUBLIC COMMENT:

None.