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Requested Council Meeting Date: September 4, 2018

Item: COUNCIL BILL NO. 2018-269

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

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Attachments: 1) Copy of Council Bill 2018-269  
2) Planning Report  
3) Commission Minutes

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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

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

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SUMMARY/REQUEST:

Case 033-18: 7414 E 32<sup>nd</sup> Street – A request to rezone from C-1 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) – Thomas Christensen

STAFF SUMMARY:

On April 9, 2018, this property was rezoned from Single-Family Residential (R-1) to Neighborhood Commercial District (C-1). At the time, there was a potential deal to sell the property for commercial use. However, that deal has fallen through and will no longer take place. The applicant wishes to once again rezone this property to Single-Family Residential (R-1) in order to keep using it for its current use and possibly sell it as a residential property.

*Staff recommends Case 033-18 be approved.*

PLANNING & ZONING COMMISSION TESTIMONY:

Thomas Christensen, 7414 E 32<sup>nd</sup> Street, Joplin, MO. He is requesting that the property be rezoned back to R-1 (Single-Family Residential). This neighborhood is mixed use with 5 residences and 3 commercial properties. Without an R-1 designation the problem is to get an appraisal or be able to re-sell the property as residential since it is non-conforming use.

Mr. Bolander stated that this case did come before the board several months ago to have the property zoned C-1. There was a commercial contract that fell through.

PUBLIC COMMENT:

None.