

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-251-Rezone to C-3 (Commercial)

MEETING DATE:

February 3, 2020

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:

Case 002-20: 1860 W 20th St. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for the purpose of vehicle sales – Driven

BACKGROUND:

The applicant is requesting the rezoning in order to begin operation of a used car dealership. The Vehicle Sales use is only permitted in C-3 and M-1 zoning districts. While the increase in intensity to C-3 does conflict with the nearby R-1 lots, the Future Land Use map does show the corridor to be Future Retail Commercial. The 20th Street corridor designation, as well as the Zoning Code's buffer requirements, does provide mitigation opportunities to lessen the conflict between the uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Paul Goodman, Driven, 1860 W. 20th Street, Joplin, MO. He is a franchise dealer of LaFond motorcycles, and they are inside the building not outside. This property is currently C-O (Non-Retail Commercial District) and he would like to rezone to C-3 (Commercial). There are no repairs, just sales only. The neighbors had stated to me that this property use to be Triumph Motorcycle sales.

Mr. Eastman wanted to know if when the property was purchased did he know it was not zoned properly?

Mr. Goodman stated that he did not. He was told it was zoned Commercial. We have had the cars there since purchase of the property and the neighbors were pleased with the operation.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2019-2020 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommend approval for Case 002-20 (6 in Favor, 0 Nays, 1 Absent)
Staff recommends approval of Case 002-20.

ATTACHMENTS

CB 2020-251, Staff Planning Report, P&Z Commission Minutes