

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-253 - Rezone from R-1 to C-3

MEETING DATE:

March 2, 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 005-20: 5703 W. Wildwood Ranch Parkway - A request to remove from District R-1 (Single-family Residential) and include in C-3 (Commercial) for the purpose of operating office space – Peace Church, LLC.

BACKGROUND:

Recently annexed into the city, and with that came a default zoning designation of R-1. The change in zoning to C-3 will not be detrimental to the nearby property. Much of the area along Wildwood Ranch Parkway and John Duffy Drive North of 32nd Street is more appropriate for uses not permitted in R-1.

Given that the use is more appropriate for the C-3 zoning district, as well as the nearby recent developments of office and medical uses, this area along W. Wildwood Parkway and John Duffy Blvd. is developing into commercial uses rather than residential.

PLANNING & ZONING COMMISSION TESTIMONY:

Cindy Smith, 1620 Mandlin Lane, Webb City, MO. There is a commercial building on the property, and it needs to be rezoned now that it has been annexed. Mr. Ramsour stated that he drove by and saw the new nice building.

PUBLIC COMMENT:

Jennifer Weldon, 1848 Waldo Hatler Memorial Dr., Neosho, MO. She stated that she works with Cindy and she would like the property rezoned.

Mrs. Steele wanted to know if it operates as a church now?

Ms. Weldon stated that it is not an actual church. It was a name of a road and the owner likes to name his companies after the road. It is literally a business that owns properties.

Mrs. Koelkebeck just wanted to make sure that it is just office space?

Ms. Weldon stated it is just for offices, but we do have a little section for activities for the individuals. No one lives there or stays there.

FUNDING SOURCE:

These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends approval for Case 005-20.

Planning & Zoning Commission recommends approval for Case 005-20, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS

CB 2020-253, Staff Planning Report, P&Z Commission Minutes