

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-260 - Rezone to C-1 (Neighborhood Commercial)

MEETING DATE:

June 1, 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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:

Case 016-20: 5526 W 32nd St. – A request to remove from District C-O (Non-Retail Commercial) and include in District C-1 (Neighborhood Commercial) for the purpose of future commercial development. – Stanley Weaver

BACKGROUND:

The current zoning of C-O is suitable in this area. 32nd St. is the gateway to the Wildwood Ranch area and will likely become a high-traffic street as the area develops. The change in zoning to C-1 will not be detrimental to the nearby property as uses in the C-1 district are limited in intensity and scale and typically are uses to serve the nearby residential population.

PLANNING & ZONING COMMISSION TESTIMONY:

Stanley Weaver, 8063 SE Strawberry Lane, Galena, KS. He owns the property at 5526 W. 32nd Street, where there is currently an architectural office. He is requesting a change from C-O to C-1, Neighborhood Commercial. Since the adjacent properties to the east and to the west have not developed as they had been planned. He is asking for his property to be rezoned to be more marketable in the future.

PUBLIC COMMENT:

Marilyn Worden, 5527 W 33rd St., Joplin, MO. She is not in opposition of what he brought forth as the food services, but I was told that apartments were going to be there. Is it going to be apartments or more commercial?

Mr. Stanton stated that multi-family uses are permitted in C-1 District. They are limited to the 2,500 square feet per unit. If he wanted to build units, he would be limited.

Ms. Worden stated that if they are two story, then she would be opposed to the request. Her property abuts and with a two-story building the top floor would be able to see into her back yard

FUNDING SOURCE:

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

RECOMMENDATIONS:

Planning & Zoning Commission recommends Approval for Case 016-20, 7 in favor, 0 Nays.
Staff recommends approval of Case 016-20

ATTACHMENTS

CB 2020-260, Staff Planning Report, P&Z Commission Minutes