

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-252-Rezone to District C-3

MEETING DATE:

February 1, 2021

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 001-21: 2016 S. Prosperity Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future warehouse development – Barry Brown.

BACKGROUND:

The change in zoning to C-3 will not be detrimental to the nearby property. Some property to the South is already zoned C-3. This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. C-3 zoning is consistent with the existing transportation network in this area, particularly with the proximity to MO-249 and E. 20th St.

PLANNING & ZONING COMMISSION TESTIMONY:

Barry Brown, 1901 E 35th Street, Joplin, MO. He was planning to build a warehouse for an art supply business on 7th Street and Schifferdecker but needs a larger location.

Mr. Ramsour stated it is for a warehouse?

Mr. Brown stated it was.

Ms. Steele wanted to know what kind of supplies?

Mr. Brown stated it was Art Supplies.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends approval for Case 001-21.

Planning & Zoning Commission recommends approval for Case 001-21 (7 Favor, 0 Nays)

ATTACHMENTS

CB 2021-252, Staff Planning Report, P&Z Commission Minutes