

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-271-Rezone to District C-3

MEETING DATE:

June 7, 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 026-21: 3320 & 3330 N. Rangeline Rd. – A request to remove from District R-1 (Single-family Residential) and include in Districts R-3 (Apartment House) and C-3 (Commercial) for future residential and commercial development – Schuber Mitchell Homes.

BACKGROUND:

The change in zoning to R-3 on the West half will not be detrimental to nearby property. There is existing R-3-PD zoning in the area, and the change to R-3 would provide a residential buffer between the commercial uses in C-3 with the R-1 neighborhoods to the West. There is a buffer requirement between the R-3 zone and the R-1 zone.

The applicant is requesting a rezoning from R-1 to C-3 on the western portion of the property, and from R-1 to R-3 on the eastern portion of the property, for future commercial and multi-family residential. This request is compatible with the comprehensive plan and future land use map. The stepping down in intensity from C-3 in the East to R-3, then to R-1 to the West provides a residential buffer between the high intensity commercial uses that may be located in C-3 and the low-density R-1 neighborhood to the West of this property. Buffer requirements will be required between each of the zoning changes

PLANNING & ZONING COMMISSION TESTIMONY:

Dan Mitchell, 3331 N. Rangeline Rd., Joplin, MO. We are requesting that this property be rezoned where the East half would be C-3, and the West half be R-3. We are requesting the R-3 zoning as a buffer between the commercial zoning and the residential zoning to the West of the property.

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 026-21.

Planning & Zoning Commission recommends approval for Case 026-21 (6 Favor, 0 Nays)

ATTACHMENTS

CB 2021-271, Staff Planning Report, P&Z Commission Minutes