

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-289 – Rezone C-O to C-3.

**MEETING DATE:**

November 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 056-21: Approximately 175 feet North of the intersection of S. Connecticut Ave. and E. 24<sup>th</sup> St. – A request to remove from District C-O (Non-retail Commercial) and include in District C-3 (Commercial) for future Commercial development – Benchmark Estate, LLC.

**BACKGROUND:**

This request to rezone to C-3 is for future C-store development. The proposed development will be required to meet the S. Connecticut design guidelines from the Comprehensive Plan. These are significantly more stringent than our base development guidelines from the Zoning Code. There will be required buffers on the three property lines that do not abut Connecticut.

This portion of Connecticut – being south of 20<sup>th</sup> St. to 32<sup>nd</sup> St. – is undergoing a transition from more residential uses to more commercial and high-density residential uses

**PLANNING & ZONING COMMISSION TESTIMONY:**

TJ Ghandi, Discount Smokes and Liquor, 25 Coleridge, Joplin, MO. The property is located next to Ozark Prosthetics and Orthotics and they do own the property. This will be Discount Express, which will be a C-Store about 5,000 square feet building with 8 dispensers.

Mr. Kimble stated that the entrance and exit is really close to the stoplight. Are there any hazards there? Coming in and exiting by the intersection?

Mr. Stanton stated they would review that in more detail, if it is too close then the traffic engineer will be looking at it.

**PUBLIC COMMENT:**

None.

**RECOMMENDATIONS:**

Staff recommends approval for Case 056-21.

Planning & Zoning Commission recommends approval for Case 056-21 (6 Favor, 0 Nays, 1 Absent)

**ATTACHMENTS**

CB 2021-289, Staff Planning Report, P&Z Commission Minutes