

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-295 – Rezone R-3-PD to C-1

**MEETING DATE:**

January 3, 2022

**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 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

**BACKGROUND:**

This request to rezone to C-1 is for future commercial development. The location of the property along a collector-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future retail commercial uses at this location. This continues the transition that this portion of S. Connecticut Ave. has experienced in recent years.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Eastman stepped down from the dais as he was representing the owner. Ms. Steele conducted this case.

Kent Eastman, 619 S. Florida, Joplin, MO. There used to be two (2) sets of four (4) plexuses. Ms. Kelly is in a nursing home now and the highest and best use of this property would be C-1. The property that surrounds this property is all either C-1 with the exception of the C-Store and it is C-3. There isn't currently a use for this property yet but feel economically the best use would be C-1.

**PUBLIC COMMENT:**

Jason Mayberry, 1016 Joanne Drive, Joplin, Mo. He is representing Mayberry Construction; they own the property behind this property and the property to the south. The biggest opposition is not knowing what will go on that property. Our intentions are building another set of 4-plexes on the property to the south of this property. If it is zoned commercial this could affect our rental intentions. High traffic is our biggest concern.

**RECOMMENDATIONS:**

Staff recommends approval for Case 070-21.

Planning & Zoning Commission recommends approval for Case 070-21 (5 Favor, 2 Absent)

**ATTACHMENTS**

CB 2021-295, Staff Planning Report, P&Z Commission Minutes