

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-296 – Rezone R-1 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 071-21: 415 & 421 W. 32<sup>nd</sup> St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

**BACKGROUND:**

This request to rezone to C-1 is for future restaurant development. The location of the property along an arterial-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future other commercial uses at this location. Buffering would be required on the property lines that abut residential property.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Michael Wishmyer, the Architect for Mr. Randy Miller, who is in the audience along with the engineer for the project. The business address is 716 S. Main Street, Joplin, MO. As mentioned, we are changing the zoning from R-1 to C-1. We had a predevelopment meeting with the City of Joplin. It appeared to us that all along the corridor is being zoned commercial. We felt like this would fit in and we are putting in a coffee shops. The traffic numbers appear that it will not cause detrimental impacts due to traffic. We have landscape buffers which are required by the City of Joplin.

**PUBLIC COMMENT:**

Mr. Eastman asked if there anyone that would like to speak in favor?

Dave Bodine, Pinnacle Design Consultants, 304 W. Erie St., Springfield, MO. This project sits adjacent to W. 32<sup>nd</sup> St., which is considered an arterial street, which is made for projects like this. It is currently surrounded by some residential but will have landscape buffers. This project matches with neighborhood commercial on an arterial street. Traffic and stormwater are not problems.

Mr. Eastman asked if there was anyone to speak in opposition of this case?

Mark Callihan, 106 S. Moffet, Joplin, MO. I own property located at 423 W 31<sup>st</sup> Street. His concern is not that there will be commercial property, but it his strong hesitation is if he understands the drawings correctly, it runs about 240 feet deep off 32<sup>nd</sup> Street. He feels that the

impact on the residential neighborhood is going to be severe at this point.

Brianna Boise, 426 W. 31<sup>st</sup> Street, Joplin, MO. She owns the house right behind this property. Her concern is that there has been a bit of a rise in crime in that area and having more business there is not going to help the situation. The other concern is how much light is going to be in her backyard? What would the berm look like specifically behind our house?

Mr. Stanton stated that the city ordinance does require that light on commercial property end at the property line. They won't be able to shine any lights onto your property.

**RECOMMENDATIONS:**

Staff recommends approval for Case 071-21.

Planning & Zoning Commission recommends approval for Case 071-21 (5 Favor, 2 Absent)

**ATTACHMENTS**

CB 2021-296, Staff Planning Report, P&Z Commission Minutes