

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-269 – Rezone C-O to C-3.

MEETING DATE:

June 6, 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 031-22: Rezoning 309 W. 20th St. – A request to remove from District C-O (Non-retail Commercial) and include in District C-3 (Commercial) for future commercial development – Business Investments, LLC.

BACKGROUND:

The change in zoning will not be detrimental to nearby property. This corridor is in transition to denser commercial zoning and uses, moving West from Main St. Buffer requirements will be required where this property abuts residential zoning.

This request to rezone to C-3 Commercial is appropriate for this property. The W. 20th St. corridor has been designated as a future Retail Commercial area by the Comprehensive Plan and Future Land Use Map.

PLANNING & ZONING COMMISSION TESTIMONY:

Dick Ruestman, 5562 Riverside Dr., this is a rezone from C-O to C-3, there is other C-3 in the area.

Ms. Phillips asked where the other C-3 were located.

Mr. Stanton stated that there are other C-3 properties to the east of the property.

PUBLIC COMMENT: None.

RECOMMENDATIONS:

Staff recommends approval for Case 031-22.

Planning & Zoning Commission recommends approval for Case 031-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS

CB 2022-269, Staff Planning Report, P&Z Commission Minutes