

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-271 – Rezone R-1 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 033-22: Rezoning 3101 N. Range Line Rd. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development – Scott Simonds.

BACKGROUND:

The change in zoning will not be detrimental to nearby property. Many surrounding properties have a zoning designation similar to C-3. Properties that are abutting that are R-1 will be protected by buffer requirements from the Zoning Code.

This request to rezone to C-3 Commercial is appropriate for this property. The Range Line corridor is a high-traffic corridor which is conducive to commercial development.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Stanton stated that it appears Mr. Simonds or a representative is not in attendance and per City Council instruction our staff recommendation would be to table this case until we get a representative here.

PUBLIC COMMENT: None.

RECOMMENDATIONS:

Staff recommends approval for Case 033-22.

Planning & Zoning Commission recommends to table Case 033-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS

CB 2022-271, Staff Planning Report, P&Z Commission Minutes