

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2022-276 – Zoning District Change

**MEETING DATE:**

September 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

**FUNDING SOURCE:**

These payments are included in the FY2021-22 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 047-22: Rezoning - Approximately 215 feet North of the intersection of N. Florida Ave. and E. Newman Rd. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-O (Non-retail Commercial) for future development – Kamran Zafar

**BACKGROUND:**

This request to rezone to C-O is along the N. Florida Ave. corridor. This rezoning does meet the infill goals of the Comprehensive Plan.

Given the relatively high traffic volume, as well as the collector classification of Florida Ave., this property would be appropriate for low intensity commercial uses or moderate to high intensity residential uses. Additionally, C-O zoning is appropriate as a low-intensity commercial buffer along the corridor between the heavy industrial uses and zoning to the East and the residential zoning and uses to the West.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Hamza Kamran, 2825 N. Highland Ave, Joplin, Missouri spoke as a representative of Kamran Zafar on the rezoning. He stated they have requested to move from C-1 to C-O simply because that zone requires a larger residential property. He stated that given the square footage of that area, it is approximately 24,000 square feet. They cannot put units and enough parking spaces in that lot. So, given some minimum requirements by our architect a simple 24x36 foot unit in a duplex would result in an 864 square foot unit with two parking spaces and following ADA compliance that is another 162 square feet. So, a single unit and two lots will result in 1,188-square foot space. So, given one duplex, that is already approximately 4700 square feet, and we want to build two units there that fit within that space. Anything larger which is in C-O area will not fit in that space.

**PUBLIC COMMENT:**

There were a number of comments provided by citizens during the public hearing portion of this case. These comments tended to regard flooding issues and the exact location of the proposed development. These comments can be read in the minutes attached as part of this case.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2022-276.

Planning & Zoning Commission recommends approval for Case 047-22 (6 in Favor, 0 Opposed, 1 Absent)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map