

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-286 – Zoning District Change

MEETING DATE:

November 7, 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 057-22: Rezoning – 2323 S. Highview Ave – A request to remove from District M-2 (Heavy Industrial) and include in District C-3 (Commercial) for future commercial development – Jack Frost

BACKGROUND:

The change in zoning will not be detrimental to nearby property. Properties that are directly adjacent contain an existing commercial use, a vacant property and residential use across the right-of-way. While access is limited to a local street, Highview Ave right-of-way exceed the standards width by 10' for the street classification to accommodate higher volume. This request to rezone to C-3 is along the S. Highview Ave. The Comprehensive Plan does indicate that this is retail commercial corridor.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Jack Frost, 15 Quail Ridge, Joplin, Missouri. Mr. Frost proposed to change this facility from industrial to commercial. He stated they sold the property under a commercial listing not an industrial listing. He stated they discovered during a pre-development meeting that this rezoning would need to occur. He stated this is the first step in the process.

PUBLIC COMMENT:

There were none.

RECOMMENDATIONS:

Staff recommends approval for Council Bill 2022-286.

Planning & Zoning Commission recommends approval for Case 057-22 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map