

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2023-251 – Zoning District Change

**MEETING DATE:**

January 3, 2023

**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

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

**FUNDING SOURCE:**

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

**SUMMARY REQUEST:**

Case 071-22: Rezoning – 5850 E 20<sup>th</sup> St – A request to remove from District R-1 (Single-Family Residential) and include in District C-3 (Commercial) for future commercial development – Bo Bennett

**BACKGROUND:**

The change in zoning will not be detrimental to nearby property. Properties that are directly adjacent to the south and east possess a C-3 zoning. Property to the North is R-1 and vacant. For future commercial development. Nothing has been developed at this time. This request is consistent with the Comprehensive Plan. The property is shown as retail-commercial on the Future Land Use Map. C-3 zoning is appropriate in that context.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Bennett explained he was rezoning to develop a business. It will be a general contractor business and the proposed building will act as a storage lot for equipment. The commission inquired as to whether it would be gravel or paved. Mr. Bennett stated he had discussed leaving the back gravel for the equipment, but the front would be paved. The commission asked about signage. Mr. Bolander stated that due to the location of 249 a variance may be granted on the sign height.

**PUBLIC COMMENT:**

There was no public comment.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2023-251

Planning & Zoning Commission recommends approval for Case 071-22 (6 in Favor, 0 Opposed, 1 Absent)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map