

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2023-268 – Zoning District Change

**MEETING DATE:**

May 1, 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 FY2023 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 017-23: Rezoning – 2927 E 9th St – A Request to Rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) to construct a parking lot for a restaurant – Hoan Van Nguyen

**BACKGROUND:**

The owners of the property also own 842 S Range Line Rd (formerly a Mexican restaurant). These properties are directly adjacent to one another. The owners would like to provide better parking for the restaurant and are seeking to develop the R-1 property into a Commercial parking lot. The owners have demolished the existing house and plan to expand the parking lot to provide a better solution for their tenants and guests. The new development will also trigger the City's buffer requirement, meaning they would be required to landscape the West side of the property to the adjacent R-1 District.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Uyen Nguyen, 1209 Van Winkle St., Joplin, Missouri. She stated she was the applicant's daughter and representative. Their request was made to rezone the property and construct a parking lot. The restaurant that is presently in the location at 842 S. Range Line is moving. They desire to remodel the present restaurant, but they need additional parking. Therefore, they are seeking to rezone the property at 2927 E. 9th. She stated the house had already been demolished. Mr. Rosenberg asked if they would be required to put up screening on the West side. Mr. Bolander stated that they would.

**PUBLIC COMMENT:**

There was no public comment in opposition.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2023-268

Planning & Zoning Commission recommends approval of Case 017-23 (7 in Favor, 0 Nay)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map