City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 4, 2016

Item: COUNCIL BILL NO. 2016-252
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 12/14/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 046-15: 2930 West 13th Street – A request to rezone from C-3 (Commercial District) to R-1 (Single Family Residential) – Cochran Real Estate.

STAFF SUMMARY:
This property has been under the ownership of Mr. Cochran since 1995 and has always been a single-family residence. His current tenant is a long-term renter that wishes to purchase the house, but the lender will not approve the sale because of its commercial zoning designation. The property to the immediate south is also a single-family residence that is under a C-3 zoning designation.

Staff recommends approval of Case 046-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Russ Cochran appeared representing his son Mark to request the rezoning of the property in Case 046-15. The lady who has leased this property for 10 years desires to purchase it. The underwriters will not grant a loan on a property in a commercial zone, so it needs to be rezoned to District R-1 so she can obtain her loan.

PUBLIC COMMENT:
None.