CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-253 – Rezoning

MEETING DATE:
January 6, 2025

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:
Not applicable for this item.

SUMMARY REQUEST:
Case 037-24: 1222 E 32nd St – Rezoning – A request to rezone from District C-2 PD (Central Business – Planned Development) to District C-1 (Neighborhood Commercial) – O'Reilly Automotive Sales, Inc.

BACKGROUND:

There is an existing O'Reilly building directly East of this lot. O'Reilly wishes to build an addition that will include the subject property as part of the overall site. Rezoning to C-1 will create a consistent set of development standards that are compatible with the surrounding area.

PLANNING & ZONING COMMISSION TESTIMONY:

Blake Rourick with OWN Engineering represented the case on behalf of the owner. Dr. Rosenberg asked if the rezoning was just to clean things up. Mr. Bellairs responded yes that the C-2 district is intended for downtown and has its own development regulations. Rezoning to C-1 will apply a consistent set of development policies for this location. Mr. Kimble asked why the report called it C-1 in one section but retail commercial in another. Mr. Bellairs replied that C-1 is also known as Neighborhood Commercial, and C-3 is known as Commercial. Retail-Commercial as described in the staff report is a future land use designation in which both C-1 and C-3 districts are compatible, under the Comprehensive Plan.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-253
Planning & Zoning Commission recommends approving Case 037-24 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map