CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-252 Rezone from R-1 to C-O

MEETING DATE:
February 18, 2020

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 006-20: 2307 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-O (Commercial Office) for the purpose of future commercial development. – Charles & Connie Brewer.

BACKGROUND:
The applicant recently applied for a rezoning on this property a few months ago but withdrew their application and had their case stricken. The applicant is now reapplying and including all of their property on Connecticut.

This part of Connecticut Ave. in particular is in transition to more office and medical service type uses. Rezoning to C-O would be compatible with nearby properties

PLANNING & ZONING COMMISSION TESTIMONY:
Andrew Bright, 602 Fountain Rd., Webb City, MO. He is representing Charles & Connie Brewer. The property is in the process of being sold. Mr. & Mrs. Brewer are selling all lots together.

Mr. Ramsour stated he drove by and on the Connecticut side there are two driveways that go up to two houses that combine and are shared. How will the residents get to their house?

Mr. Bright stated the future owners would be able to answer that but from his understanding the driveways will be rerouted to one side of the property in order to make the frontage parcels larger.

Mr. Eastman asked if they were planning on tearing down the homes?

Mr. Bright stated not to his knowledge.

Mrs. Koelkebeck wanted to know if the individual lots were going to sell as a block?

PUBLIC COMMENT;
Mr. Dave Coleman and this is my son Jeff Coleman. Dave Coleman, 1030 SE Murphy Blvd, Joplin, MO Jeff Colman is 727 E 12th Street, Baxter Springs, KS. We are the future owners of the property so we would like to have the property rezoned.

FUNDING SOURCE:
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends be approved for Case 006-20, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS
CB 2019-252, Staff Planning Report, P&Z Commission Minutes