City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 7, 2016

Item: COUNCIL BILL NO. 2016-258
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: 2/10/2016

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

SUMMARY/REQUEST:
Case 005-16: 215 East Commercial Alley – A request to rezone from M-2 (Heavy Industrial) to C-3 (Commercial) for a multi-family residential development – Stephen Cooper.

STAFF SUMMARY:
This property was previously being used as residential apartments until Mr. Cooper was contacted by the Building Department and Fire Marshall to address non-compliance with the City of Joplin Building Code. Upon meeting with City, Mr. Cooper expressed that he was unaware of the current building and zoning codes but was willing to suspend operation of the apartments in order to bring the building up to code.

The property needs to be rezoned to C-3 (Commercial) to comply with the Future Land Use map for the area. If the property is rezoned, Mr. Cooper will be working with the Fire Department and the Building Division in order to renovate the existing apartments and ensure code compliance.

Staff recommends approval of Case 005-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Steve Cooper requested the rezoning of the property in Case 005-16. He did not know the property was zoned M-2. He operated a bicycle shop there for several years and is in the process of developing some loft-type apartments in the building. He thought the property is better suited for apartments versus heavy industrial uses.

Mr. Ramsour asked Mr. Cooper if the conversions to the apartments are within the two existing buildings, and he replied only within one building. He stated the address of one of the buildings is 211 East Commercial Alley, with that building not being involved

PUBLIC COMMENT:
Mr. James Allen appeared in favor and stated he owns the property in this request. He purchased the property in 1956, with the building never containing heavy industrial uses. It was used for wholesale supply operations until 2009.