City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: April 16, 2018

Item: COUNCIL BILL NO. 2018-253
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: 04/9/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 Abstained."

SUMMARY/REQUEST:
Case 015-18: 7414 E. 32th Street – A request to rezone from Single Family Residential District (R1) to Neighborhood Commercial District (C1) – Thomas Christensen.

STAFF SUMMARY:
The applicant wishes to rezone this property to Neighborhood Commercial (C-1) for the intended use of light retail development. There is currently a house on the property, but no adjacent properties are zoned residential. Based on the Comprehensive Plan, this property is appropriate for the requested zoning.

Staff recommends approval of Case 015-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Thomas Christensen, 7414 E 32nd Street, Joplin, MO. He is the owner of the property and his own agent representing a contract for purchase of this property. The intension of the purchaser is not clear, but they thought C-1 zoning would be appropriate. They had mentioned retail or possibly an event center. It will be low impact compare to the rest of the neighborhood.

Mr. Duncan asked Mr. Bolander if C-1 zoning covers an event center or something in that category?

Mr. Bolander stated typically not an event center. He would recommend a C-3 zoning for that. C-1 does allow light retail, it is neighborhood smaller operations. If the new owners want an event center they will have to come back and rezone to C-3. There is a lot of mix zoning out in that area. Our plan does show heavy commercial and heavy industrial. This case does fit within the plan.

PUBLIC COMMENT: None.