CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-268 – Rezoning

MEETING DATE:
June 3, 2024

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 018-24: 108 N St Louis Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – Blackstone Gastropub

BACKGROUND:
Blackstone Gastropub wants to expand their site by demolishing the house at this location and creating an outdoor seating/game area for their diners. The request is compatible with the pattern of development, but the property is not zoned for the use.

While the Future Land Use Map identifies the property as low-density residential, site conditions make the proposed change in zoning compatible with the Comprehensive Plan. There is existing C-3 on this block and most of the SE block at the intersection of Broadway and St Louis Ave. This site lies at the intersection of St Louis and Broadway, which are both arterial streets. C-3 is the prime zoning district in areas with high commercial traffic that require more visibility than land along local or collector streets.

Being surrounded on all sides of the block by commercial activity, the highest and best use of the property is commercial. R-1 is not the best use for this property when it is so close to St Louis and Broadway.

PLANNING & ZONING COMMISSION TESTIMONY:
Damion Tiregol explained the scope of their project. They want to turn the lot being rezoned into an outdoor activity/dining area for Blackstone Gastropub. He stated they would not have any additional parking.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-268
Planning & Zoning Commission recommends Approval Case 018-24 (5 in Favor, 0 Opposed, 1 Absent)

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