CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019- 266 -Rezone to Commercial District (C-1)

MEETING DATE:
July 1, 2019

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 019-19: 407 East 20th Street and 411 East 20th Street– A request to rezone from Two-Family Residential District (R-2) to Neighborhood Commercial District (C-1) for the operation of a Nail Salon - Kieng Bui.

BACKGROUND:
The current R-1 district does not appear to be the best use of this property because of the existing heavy commercial activities nearby and the property's access is currently restricted to 20th St which is classified as an arterial street. The restricted access is created by a mapped stream that is located on both the west side and south side of this property. The property currently has approximately 310 ft. of frontage along 20th St. which contains a significant amount of traffic. Market conditions and surrounding commercial land uses have made this property more suited for commercial development rather than single-family residential development for which it is currently zoned.

PLANNING & ZONING COMMISSION TESTIMONY:
Kieng Bui, 127 S Forrest Ave., Joplin, MO. Ms. Bui stated that she would like to get this rezoned for the operation of a nail salon and the lot to the east a Vietnamese restaurant.

Mrs. Bruckner-Sears wanted to know about the parking for the nail salon.

Ms. Bui stated the lot is where she wants to open a parking lot for the nail salon and the restaurant.

Mr. Bolander stated that the proposal is to put the parking lot on the east side of the alley which is a vacant lot. On the west side of the alley is an old commercial building.

PUBLIC COMMENT;
None.

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

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval (6 in Favor 0 Nays, 1 Absent).
Staff recommends approval of Case 019-19.

ATTACHMENTS
CB 2019- 266, Staff Planning Report, P&Z Commission Minutes