CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-275 – Zoning District Change

MEETING DATE:
July 3, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 029-23: 1850 W 20th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Barbara Duncan

BACKGROUND:
The owner is seeking to develop commercial office space along 20th St. The Eastern end of the block already consists of C-1 properties. The change in zoning to Neighborhood Commercial is slowly making its way along the South Side of 20th St.

The change in zoning will not be detrimental to nearby property. While there are single-family residential properties to the East, West, and South, there is also commercial property to the North. 20th St. is an Arterial Street and is designated as a future high-commercial corridor under the Future Land Use Map. Looking at the current zoning map, there is C-1 (Neighborhood Commercial) property on the East side of the block. It can be noted that along 20th St, properties are slowly transitioning to reflect the Future Land Use Map and come into consistency with the characteristics of the existing neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Shannon Schreger represented the case on behalf of Barbara Duncan. He stated they planned on renting the property as commercial offices. Ms. Phillips asked if they would be using the existing structure. Mr. Schreger confirmed they would be.

PUBLIC COMMENT;
There was no public comment in favor or opposition of the rezoning.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-275
Planning & Zoning Commission recommends approval of Case 029-23 (7 in Favor, 0 Opposed)

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