CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-280 – 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 035-23: 1728 S Main St – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business) – Ahmed Ibrahim

BACKGROUND:
The owner of the property is wanting to develop apartments and a gym and is required to obtain a downtown commercial zoning. Historically, this neighborhood was designated as an Industrial district, however, it was all developed as downtown commercial.

The Future Land Use Map describes the property as future Industrial. While this and the current zoning depict the area as Industrial, the entire block consists of buildings for the downtown commercial, Central Business District. The requested zoning change is to match the existing characteristics of the neighborhood.

The property and surrounding properties are not suitable for Industrial developments. The existing buildings are downtown commercial, with residential property to the East and West of this block, and Central Business just North of this block along Main Street.

PLANNING & ZONING COMMISSION TESTIMONY:
Bobby Thomas represented the owner of the property and stated that the intent was to convert the 2nd story to apartments. Mr. Rosenberg asked why the area was zoned M-2, as the neighborhood seemed better suited for downtown commercial. Mr. Bolander stated that in the early days of Joplin, we did not have Industrial Parks or Interstates, so this was the designated Industrial district, but it did not develop that way. There was a question about whether the rezoning was part of the building or the entire building. Mr. Thomas replied that they were all separate properties. Mr. Landis asked to abstain due to his family member owning the property behind 1728 S Main St.

PUBLIC COMMENT;
Bobby Landis spoke in favor of the case. He stated he thinks this is a great change for the property and would like to see all the property he owns be rezoned to C-2 as well. There was no public comment in opposition to the request.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-280
Planning & Zoning Commission recommends the approval of Case 035-23 (6 in Favor, 1 Abstained)

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