CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019- 270 -Rezone to C-2 (Central Business).

MEETING DATE:
August 5, 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 025-19: 1202 S. Joplin Ave. – A request to rezone from Heavy Industrial (M-2) to Central Business (C-2) for the operation of a duplex – Lera Dill.

BACKGROUND:
The current duplex use on the property would typically not be allowed in a M-2 (Heavy Industrial) district. The duplex is classified as a legal non-conforming use and is "grandfathered" under our current zoning code.
The property in this request has always been zoned M-2 (Heavy Industrial) and is part of the old downtown industrial district which predates the current industrial park system we use today. The structure on the lot formerly contained a business (Magnolia House) and residence.
The property owner has received interest from potential buyers to purchase the property to continue the residential use as a duplex since it is near our central business district. But, most lenders will not approve a loan for a use that is classified as a legal non-conforming use and is not located in an appropriate zoning district. The change to a C-2 district will permit the duplex use to continue.

PLANNING & ZONING COMMISSION TESTIMONY:
Lera Dill, 1220 E 44th Street, Joplin, MO 64804. Ms. Dill stated that they had the property for about 22 years and was originally built as a two-family dwelling. They have had different businesses on the property. They have recently remodeled and made the building back into a duplex.

PUBLIC COMMENT;
None.

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

RECOMMENDATION:
Staff recommends approval of Case 0-.

ATTACHMENTS
CB 2019- 270, Staff Planning Report, P&Z Commission Minutes