City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 6, 2018

Item: COUNCIL BILL NO. 2018-268
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-268
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 07/9/18

Recommended Action: Planning and Zoning Commission recommended to table by a vote of "6 in Favor, 0 Nay, 1 Absent."

SUMMARY/REQUEST:
Case 030-18: A tract of land located north of 26th Street between Pearl Avenue and Wall Avenue – A request to rezone from Single Family Residential District (R1) to Neighborhood Commercial District (C1) for the construction of a restaurant – Chris Parrish.

STAFF SUMMARY:
There are currently residential homes to the east and to the north, but the current preliminary plan for the restaurant would largely divert headlights away from these residential areas.

Staff recommends Case 030-18 be approved.

PLANNING & ZONING COMMISSION TESTIMONY:
Chris Parrish, 10435 County Rd. 260, Carl Junction, MO. He stated he is asking for the whole block where the Irving School was located to be rezone for the construction of a family restaurant. The applicant is the owner of Gringos restaurant in Webb City. Mr. Parrish wishes to construct and operate a second restaurant location on this property. Because 26th Street is designated as "multi-use" then a restaurant would be an appropriate use for this property. Rezoning this property does not violate Joplin's Comprehensive Plan.

PUBLIC COMMENT:
None.