City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 8, 2015

Item: COUNCIL BILL NO. 2015-269
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

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

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 8/10/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "4 in favor, 3 absent"

SUMMARY/REQUEST:
Case 028-15: 500 feet south of the intersection of 32nd Street and Oliver Avenue – A request to rezone from R-1 (Single Family Residential) and R-3 (Multi-Family Residential) to C-1 PD (Neighborhood Commercial District) – City of Joplin.

STAFF SUMMARY:
Landmark Hospital is expanding its facilities and would like to buy this property from the City of Joplin. In order to do so, the City of Joplin must rezone it for commercial use to allow for medical facilities.

Staff recommends approval of Case 028-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander stated this commission and the City Council declared this property as being excess several years ago. At that time, a potential developer wanted to construct multi-family residential units there. That project actually fell through. The staff now has some interest in this piece from another developer who is requesting a commercial designation. The request is in compliance with the Comprehensive Plan since commercial zoning exists to the east and to the north. The nursing facility to the west is also zoned commercial. The staff recommends approval of this request.

PUBLIC COMMENT:
None.