City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 5, 2015

Item: COUNCIL BILL NO. 2015-273
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Copy of Amended Council Bill
3) Planning Report
4) 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: 9/14/2015

Recommended Action: Planning and Zoning Commission recommended rezoning to District C-0-PD by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 032-15: 729 West 32nd Street – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial District) – Mary Sue and Steve Page.

STAFF SUMMARY:
Thirty-Second Street is one of our major corridors, with West 32nd street serving as a hub for our medical offices. With most of this area along 32nd being zoned for offices or institutions, this lot would be more appropriate with a commercial zoning. The 32nd street corridor has high traffic counts and can make it unattractive for low-density residential development and neighborhoods. Overall, this lot would be better suited for commercial development.

Staff recommends approval of Case 032-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Steve Page requested the rezoning of his parents' property to commercial for a doctor's office or something similar since most of the surrounding properties are commercial, including the Freeman Hospital entrance. Mercy Clinic is to the west, with an abandoned house to the east. Dr. Kivett owns all the houses to the east to Sabra Avenue. That property is also for sale.

Mr. Page stated his parents resided at that location since 1961, with the noise level along 32nd Street not being conducive for residential uses. He hopes to convert this into a business property as time goes on for Joplin.

Mr. Ramsour asked Mr. Page about the demolition of the property to the east of his. He replied his aunt and uncle used to live in that house, which was severely damaged by the tornado.

Mr. Ramsour asked Mr. Page if that property is owned by Dr. Kivett, and he replied no. It is the only piece of property along the north side of 32nd Street that is not owned by Dr. Kivett.

Mr. Smith asked Mr. Page if he would be opposed to rezoning to District C-0-PD, and he replied he would not be opposed to that. He asked if that would still allow a doctor's office.

Mr. Bolander stated the major difference between District C-0 and District C-1 is that C-0 is non-retail zoning. Almost all the current zoning classification in that area is C-0, which allows for doctors' offices and anything medical related. Mr. Page stated that would be sufficient.

Mr. Eastman stated the "PD" designation just means the development plans need to be approved by the Planning and Zoning Commission and the City Council.

PUBLIC COMMENT:
None.