CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-274 – Rezone to District C-3 (Commercial)

MEETING DATE:
November 2, 2020

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, City Manager- Nicholas Edwards

SUMMARY REQUEST:
Case 035-20: 1310 N Range Line Rd. – A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) for future commercial development – Anna Chen.

BACKGROUND:
The change in zoning to C-3 will not be detrimental to the nearby property. The majority of lots that are near this property, as well as along the corridor are zoned C-3, and in the case of the properties outside the City Limits, have commercial uses, and will not be affected by the change. This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area.

PLANNING & ZONING COMMISSION TESTIMONY:
Anna Chen, 1310 Range Line Rd., Joplin, MO. This lot is currently zoned for R-3 and the surrounding area is commercial property. It is appropriate to zone consistently for the neighborhood. This will be for future commercial development. We do not have immediate plan yet. Maybe, build or sell the lot.

PUBLIC COMMENT:
None.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning and Zoning Commission recommends approval 6 in Favor, 0 Nays, 1 Absent.
Planning and Zoning Staff recommends approval.

ATTACHMENTS
CB 2020-274, Staff Planning Report, P&Z Commission Minutes