City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: November 6, 2017

Item: COUNCIL BILL NO. 2017-279
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Council Bill 2017-279
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: 10/09/17

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "7 in Favor, 0 Nay."

SUMMARY/REQUEST:
Case 030-17: 2013 S. Delaware – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the construction of commercial office space – David Glenn

STAFF SUMMARY:
This property consists of .14 Acres and the property is currently zoned R-1, with a mix of uses surrounding it. David Glenn, acquired an approximately 60' by 105' lot to the north of 2013 S. Delaware. This portion of his property is currently zoned C-1. Using both lots, Mr. Glenn would like to develop new commercial office space.

This use is appropriate for the subject property and matches existing uses of the area. This property is subject to the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 030-17.

PLANNING & ZONING COMMISSION TESTIMONY:
David Glenn, 3310 S. Highland Avenue, Joplin, MO. This request is to rezone a parcel of land a little over half is zoned C-1 and the other approximate 40% is zone R-1. The intent is to have this property rezoned to C-1 for construction of single use commercial building.

PUBLIC COMMENT: None.