City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: December 4, 2017

Item: COUNCIL BILL NO. 2017-282
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Council Bill 2017-282
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: 11/13/17

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

SUMMARY/REQUEST:

Case 033-17: 1521 E. Broadway – A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial District) for the purpose of developing a restaurant – Gary Johnson.

STAFF SUMMARY:
This property is subject to the City of Joplin's Zoning Code requirements. This zoning change should not detrimentally affect nearby property. Properties located towards both the east and west of the property in this request are already zoned C-3. The existing single-family residential properties to the north will feel the greatest impact of this zoning change. But, most of the properties in this area along Langston Hughes Broadway are already zoned commercial.

Staff recommends approval of Case 033-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Gerald Cole, 826 S Highland, Joplin, MO appeared before the commission. He is originally from Tennessee and has been here in Missouri approximately 90 days. He has spoken to Mr. Gary Johnson about putting a restaurant on this piece of property. He stated the building is 30 x 60 and there are appropriate spaces for parking. He also stated that they met with city officials last week to discuss putting in a restaurant and the details of what needed to be completed. This will provide jobs and bring the neighborhood up. They are trying to buy the property behind where the restaurant is located from the City and the adjacent property.

Mr. Cortez reaffirmed the parking spaces and the location of the parking spaces. Mr. Cole stated parking will be on the left side of the street. He also stated that the restaurant will be dinning in with seating limits of 60 people and take out.

PUBLIC COMMENT: None.