City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: December 5, 2016

Item: COUNCIL BILL NO. 2016-291
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2016-291
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: 11/14/2016

Recommended Action: Planning and Zoning Commission recommended approval "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 048-16: 2005 South Byers Avenue – A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) for future commercial expansion – Eugene Mense.

STAFF SUMMARY:
This property consists of a 50 x 120-foot lot at 2005 South Byers Avenue. It is currently undeveloped and is directly south of an existing commercial structure. Mr. Mense purchased this property in March along with the parcel that fronts 20th Street, remodeled the existing structure and is preparing to move his accounting business into it. The property owner would like to rezone this property from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) in order to match the adjacent commercial zoning to the north. This rezoning would accommodate future commercial expansion of the existing structure on 20th Street. Currently, Mr. Mense does not have plans for commercial expansion but wants to rezone it to conform to the zoning of the northern property.

Staff recommends approval of Case 048-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Eugene Mense, 1411 Stadium Drive, Webb City, MO is the property owner of 2005 South Byers Avenue, Joplin. He requested the rezoning of the property for future expansion of a building that is currently at the corner of 20th. The lot is vacant.

PUBLIC COMMENT: None.