CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-277-Rezone to District C-1

MEETING DATE:
December 7, 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 039-20: 1521 E. 20th St. – A request to remove from District C-O (Commercial Office) and include in District C-1 (Neighborhood Commercial) for financial services offices – Thomas D. Herrod.

BACKGROUND:
The change in zoning to C-1 will not be detrimental to the nearby property. C-1 zoning at this location is appropriate considering the existing makeup of the corridor with many existing zoning districts and uses that are compatible with C-1 zoning. In addition, the request is consistent with the Comprehensive Plan and the Future Land Use map. Lastly, C-1 zoning is appropriate along an arterial corridor like E. 20th St.

PLANNING & ZONING COMMISSION TESTIMONY:
Tom Herrod, 5200 Blessing Lane, Joplin, MO. Just requesting a rezoning from C-O to C-1 to accommodate the new office building. The building will be a single unit, professional office building. Sitting in about the same location as the prior building before the tornado and traffic should be minimal.

PUBLIC COMMENT:
None.

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

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval, (5 in Favor, 1 Absent).
Planning & Zoning Staff recommends approval.

ATTACHMENTS:
CB 2020-277, Staff Planning Report, P&Z Commission Minutes