
Requested Council Meeting Date: April 4, 2016

Item: COUNCIL BILL NO. 2016-262

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
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: 3/14/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “5 in favor, 2 absent”

SUMMARY/REQUEST:

Case 009-16: 150 feet North of the Intersection of 15th Street and Ohio Avenue – A request to rezone from R-3 (Multi Family Residential) to C-1 (Neighborhood Commercial) for the development of a retail commercial business – Imperial Development Co., LLC.

STAFF SUMMARY:

This property is located at the intersection of 15th Street and Ohio Avenue. This site was previously zoned R-3 for a multi-family residential development that was not executed. Because of its location on a commercial corridor, staff believes that the C-1 (Neighborhood Commercial) zoning designation is suitable for this property.

Staff recommends approval of Case 009-16.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Rusty Doss represented Imperial Development Company. He would like to rezone the north three lots along the west side of Ohio Avenue to match the existing zoning of the front two lots.

Mr. Ramsour asked Ms. Cunningham if the City of Joplin acquired this property for delinquent taxes, and she replied the northern lot. The City declared that lot as excess property about a year ago, with Imperial Development purchasing that lot. That property wasn't suitable for multi-family development.

PUBLIC COMMENT:

None.