

Requested Council Meeting Date: June 4, 2018

Item: COUNCIL BILL NO. 2018-258

Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-258

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: 05/14/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in Favor, 0 Nay, 1 Absent, 1 Abstain"

SUMMARY/REQUEST:

Case 018-18: A tract of land located 200 feet south of W. 26th Street, between S. Picher Avenue and S. Bird Avenue – A request to Rezone from Apartment House District (R3) to Non-Retail District (CO) – The Kansas City University of Medicine and Biosciences.

STAFF SUMMARY:

In November 2017 this property was rezoned from C-O to R-3 for the owner to construct a multi-family development. However, the apartment project did not come to fruition and the property was sold to a new owner. The new property owner is the Kansas City University of Medicine and Biosciences who owns much of the nearby property and is located directly to the South. The University is seeking to rezone to the previous zoning district (C-O) to use the property in a way consistent with surrounding uses property and with Joplin's Future Zoning Map.

Staff recommends approval of Case 018-18.

PLANNING & ZONING COMMISSION TESTIMONY:

Chris Mattox, White Doss Law Firm, 4510 Bellevue Avenue, Suite 300, Kansas City, MO 64111. The applicant is requesting to rezone from R-3 to C-O. This property was zoned as C-O as recently as November 2017. There was an alternative development plan that fell through. We have a contract to purchase this land, which we have not closed yet due to the outcome of this and City Council's meetings.

Mrs. Steele wanted to know if there were specific plans for this property?

Mr. Mattox stated that he has not seen plans, but he does know that there are plans in the works.

PUBLIC COMMENT:

None.