**CITY OF JOPLIN**
**COUNCIL AGENDA ITEM**

**ITEM:**
CB 2024-251 – Rezoning

**MEETING DATE:**
February 5, 2024

**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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

**FUNDING SOURCE:**
These payments are included in the FY2024 budget of the Community Planning Fund.

**SUMMARY REQUEST:**
Case 001-24: 1012 W 2nd St – Rezoning – A request to rezone from M-2 (Heavy Industrial) to R-3 (Multi-family Residential) – Land Scout, LLC

**BACKGROUND:**
The Future Land Use Map identifies the area as Moderate Density Residential. Under Article 4 of the Joplin Development Code, R-3 is a compatible district with a Moderate Density Residential Neighborhood. Moderate Density Residential Neighborhoods allow for a variety of housing types. These neighborhoods typically connect to walkable community centers and planned corridors. The property is located on a Collector Street (W 2nd St). This type of neighborhood designation is most compatible in moderately trafficked areas that connect to more use intensive districts.

While there is existing Industrial zoned property and uses adjacent to the subject property, Industrial is not the best use for this property. The Industrial property that exists now is left over from before the Industrial Park pattern of development, that is typically more isolated. The fraternal police lodge that is adjacent is zoned M-2, but it is a legally non-conforming use. The Industrial uses that are present in the neighborhood are much older sites that have been around for some time, which is not consistent with the modern pattern of development. Now, Industrial zones are seen in more isolated or remote neighborhoods formed into a campus-style pattern of development.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Brit Hale represented the case. He stated that they plan on developing either a multi-family project or single-family homes or duplexes that front 2nd Street. Mr. Rosenberg asked why they were requesting R-3. Mr. Bellairs stated that R-3 gave them more options for development. Ms. Phillips asked about the number of units being proposed. Mr. Bellairs stated that because no plans have been presented yet, we do not know. Mr. Hale split the lots to leave a dense enough area to keep their options open, but that no plans have been reviewed or proposed at this time. Mr. Bellairs stated that the density regulations would determine how many units they could provide.

**PUBLIC COMMENT;**

There was no comment in favor or opposition of this case.

**RECOMMENDATIONS**:

Staff recommends approval for Council Bill 2024-251

Planning & Zoning Commission recommends approval for Case 001-24 (5 in Favor, 1 Opposed, 1 Absent)

**ATTACHMENTS**

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map