CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-253 – Zoning District Change

MEETING DATE:
March 6, 2023

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 FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 001-23: Rezoning – Property located approximately 200 feet East of the intersection of S. Maiden Ln. and W. 2nd St, South of W. 2nd St and North of W. 4th St to construct multi-family housing – A request to Rezone from District M-2 (Heavy Industrial) to District R-3 (Apartment House) – Gil Stevens (Representative of the Owner)

BACKGROUND:
This request is consistent with the Comprehensive Plan. The property is shown as industrial on the Future Land Use Map with High Density Residential and Low Density Residential close by. R-3 zoning is appropriate in that context.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stevens discussed the plans for the subject property. He stated that they plan to construct two to three apartment buildings. There was some confusion about which properties are included.

PUBLIC COMMENT;
There was no public comment in opposition or in favor.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-253
Planning & Zoning Commission recommends approval of Case 001-23 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map