CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-252 – 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 067-22: Rezoning – 2627 & 2629 S Oliver St – A request to remove from District R-1 (Single-Family Residential) and include in District R-4 (Mixed-Density Neighborhood) for future residential development – Schuber Mitchell Homes

BACKGROUND:
This request is consistent with the Comprehensive Plan. The area is defined as low-density residential on the Future Land Use Map. Typically, R-4 is not an applicable zoning for low-density residential. However, the property is narrow and undevelopable under R-1. With an R-4 zoning, lot size requirements for single-family homes will be met. Schuber Mitchell plans to build single-family residential homes on the property. This matches the current uses of the surrounding R-1 properties and is consistent with the Future Land Use Map. There is existing R-4 zoning directly adjacent to the East.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Lett, with Schuber Mitchell, represented the case. He stated that Schuber Mitchell is wanting to try a community style development which was recently adopted by the City. Schuber Mitchell went on to describe what these homes would look like, and what their target demographic would be.

PUBLIC COMMENT;
Several residents were opposed on the basis of decreasing property values, an increase in traffic, and creating a safety risk for children riding their bikes and playing in the street. Schuber Mitchell presented their traffic study.

RECOMMENDATIONS:
Staff recommends tabling Council Bill 2023-252
Planning & Zoning Commission recommends denial of Case 067-22 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map