CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-261 – Rezoning

MEETING DATE:
April 1, 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:
Not applicable for this item.

SUMMARY REQUEST:
Case 011-24: 1921 S St Louis Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Schuber Mitchell Homes

BACKGROUND:
This request is consistent with the development policies of the comprehensive plan. The surrounding area is low-density residential and low-intensity commercial. R-2 is a compatible zoning district for this pattern of development.

There are duplexes on an R-2 zoned property directly East of this location. The surrounding area will not be negatively impacted by this request.

Schuber Mitchell wants to build two single-family homes at this location. Single-family homes are typically constructed on a 65' wide lot with a minimum square footage of 7,800 square feet. The City's code allows for single-family homes to be built on 50' wide lots with a minimum density of 6,000 square feet in an R-2 zoning district. This density pattern is compatible with the existing density of the neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:
Oscar Sarceno, 2030 Mia Faith Place, Joplin, Missouri. He is a representative of Schuber Mitchell Homes. They were requesting a rezoning from R-1 to R-2 for this one property. Mr. Landis asked if they planned to put a duplex on that lot. Mr. Sarceno stated they intended on constructing two homes at this location. Mr. Bellairs explained to the Commission that the City had updated their code to allow a single family home and a duplex can both be built on a R-2 lot. The density pattern of a R-2 lot changes when you get into a two family residentials so it allows for smaller lot sizes to be created with an R-2 zoning district that you would not typically get with R-1.

PUBLIC COMMENT;
There was no comment in favor or in opposition of this request.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-261
Planning & Zoning Commission recommends Approval for Case 011-24 (6 in Favor, 0 Opposed, 1 Absent)

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