CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-261-Rezone to District M-2

MEETING DATE:
April 5, 2021

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, City Manager Nicholas Edwards.

SUMMARY REQUEST:
Case 011-21: 801, 805, 809, 813, 817, and 821 S. Minnesota Ave. - A request to remove from District M-2 (Heavy Industrial) and include in District R-2 (Two-family Residential) for future residential development – Schuber Mitchell Homes.

BACKGROUND:
The current zoning of M-2 is somewhat suitable for this property. It appears before the property was vacant, it was used as a storage yard. The change in zoning to R-2 will not be detrimental to nearby property. The R-2 district is one the most protected districts with very few allowable uses. Rezoning to a district that allows for much less intense developments will not have a detrimental effect on nearby property.

PLANNING & ZONING COMMISSION TESTIMONY:
Terry Mitchell, 303 Sunnybrook, Briarbrook. We are asking to have the property rezoned to R-2 and planning on having single family dwellings. We were told that we would be better off doing R-2. We were up in the air on either build duplexes or single-family homes.

PUBLIC COMMENT;
Ralph Green, 720 S Minnesota, Joplin, MO. He stated that those lots have been vacant for a long time and they need to have something on them. Businesses that are in that area are not heavy industrial, they would be conducive to this type of environment.

Mr. Kimble brought up street use since cars will be going into the garages on Minnesota. Do you know the business to the west of there, a garage company and two others, do they ever have anything parked on the street? If there are families are the school busses going to have enough room to drive on the road to pick up children?

Mr. Green stated they did not park big equipment on the street. There are some unusual circumstances sometimes there is a big vehicle parked on the street, but it isn't there very long, but they all have their own parking and all park off street.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Staff recommends approval for Case 011-21.
Planning & Zoning Commission recommends approval for Case 011-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-261, Staff Planning Report, P&Z Commission Minutes