CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-262-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 012-21: 1717, 1721, and 1725 S. Connecticut Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Mayberry Rentals.

BACKGROUND:
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. This is particularly prudent given that the Future Land Use map does identify this as a potential commercial area

PLANNING & ZONING COMMISSION TESTIMONY:

Jake Mayberry, 1235 John Duffy Blvd, Joplin MO. We own the lots to the north and our intent is to build like what we already have in that area. We have to go through variance as well because when they moved the Connecticut street it messed up the setbacks.

Mr. Kimble stated he has a concern. In that area there are a lot of homes, duplexes or multi-family structures that have driveways that come out onto Connecticut, with people backing out and possible causing accidents.

Mr. Eastman wanted to know if an apron could be poured on each side where they could back to the apron and go out front?

Mr. Mayberry said maybe if the lots are big enough. The lot is not very wide, and he didn't know.

Mr. Mayberry mentioned that they would have to open onto Connecticut, and he didn't think of anything they could do about it at this point. If you built a home instead of duplexes it would have the same problem. There will be two car parking for each home.

PUBLIC COMMENT;
Jason Mayberry, 1016 Gillian Dr., Joplin, MO. I am speaking in favor of this case. We did draw something up on this, the driveway we are allow certain setbacks of 33 ½ feet off the sidewalks. This will probably allow enough room for a hammerhead.

Mr. Bolander stated that the city has not seen any designs yet, but it will be recommended that an apron or hammerhead be used.

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

RECOMMENDATIONS:
Staff recommends approval for Case 012-21.
Planning & Zoning Commission recommends approval for Case 012-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-262, Staff Planning Report, P&Z Commission Minutes