CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-262 – Rezoning

MEETING DATE:
April 7, 2025

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 009-25: 1517 W A St – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – Schuber Mitchell Homes

BACKGROUND:

Schuber Mitchell Homes owns the subject property and wishes to develop a single-family home. The property must be rezoned before they can proceed.

The subject property is too small for Heavy Industrial development. Furthermore, developing this property for a highly intensive use would conflict with the adjacent uses on the block. Everything across the alley from the subject property is zoned R-1, with single-family homes. The property directly north is zoned M-2 but contains a legally non-conforming residential home. The highest and best use for the subject property is R-2.

PLANNING & ZONING COMMISSION TESTIMONY:

Oscar Sarceno of 2340 S Range Line, Joplin, Missouri represented Schuber Mitchell Homes. Mr. Sarceno stated the request to rezone was due to Schuber Mitchell looking to build a single-family home on the property.

Dr. Rosenberg asked if they planned on only building one home on the lot. Mr. Sarceno responded that was correct.

Dr. Rosenberg asked why R-2 was the requested zoning. Mr. Bellairs responded that R-2 is compatible with the surrounding area, and that this neighborhood was platted as smaller lots. The R-2 zoning district allows single-family homes at a higher density.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-262
Planning & Zoning Commission recommends approving Case 009-25 (7 in Favor, 0 Opposed)

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