CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-263 – 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 013-25: 707 S Sergeant Ave – Rezoning – A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential) – Kerri Clark

BACKGROUND:

The owner's sale of the home is being delayed because of the legally non-conforming use. The property must be rezoned to match the existing use for the sale to close.

The change in use is less intensive. The proposed rezoning will bring the existing use (Single-Family Home) into conformity with the subject property's zoning classification. This will permit the use by right. The requested zoning (R-3) is compatible with the existing pattern of development on this block. This will not create any detrimental effect (R-3).

PLANNING & ZONING COMMISSION TESTIMONY:

Kerri Clark of 9720 Arch Lane, Joplin, Missouri represented the case for the Estate of Gregory Beeler. Ms. Clark stated that the request to rezone is, so she can sell her father's home, due to it being zoned improperly. Ms. Clark explained that the property is zoned as a commercial property but is a residential property.

Dr. Rosenberg asked why the property is being proposed to be rezoned as R-3 instead of R-1 since it is a single-family home.

Mr. Bellairs explained that the recommendation for the R-3 zoning was due to the zoning of adjacent properties and if the property were to ever be developed in the future the property should be compatible with other adjacent properties.
Mr. Bellairs explained that R-3 still permits single-family residential, but it allows single-family residentials at a higher density. Mr. Bellairs stated that the zoning comes down to the sizing of the lot and it would not be allowed to be platted as an R-1 due to the lots size.

PUBLIC COMMENT;

James Flyshaker of 2402 S Indiana Ave, Joplin, Missouri asked to speak in opposition to this case. Mr. Flyshaker stated that he is in opposition to this case, due to concerns regarding parking for the adjacent properties. Mr. Flyshaker stated that he would be fine if the property was zoned as a single-family residential.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-263
Planning & Zoning Commission recommends amending the requested zoning district to R-1 (Single-Family Residential) and approving Case 013-25 (7 in Favor, 0 Opposed)

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