CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-266 – 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 011-25: 7 Acres between 12th St and 14th St, East of Iowa and West of the railroad track – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – James Whitford

BACKGROUND:

Watered Gardens wishes to develop a supportive housing community to assist those who are disabled and/or homeless. This request is consistent with the Comprehensive Plan, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Daid Glen presented the case. Commission asked about ADA accessibility, and environmental regulations. Mr. Bellairs explained that all development regulations regarding building codes, accessibility, and lead and environmental impacts would be part of the plan review for construction.

Mr. Bellairs explained that development regulations for the MP district would not allow for trailer parks that look like what is currently in the City. There are specific design requirements that any

new MP development would need to meet.

PUBLIC COMMENT;

Jason Latleen spoke in opposition to the case. Mr. Latleen was actually in attendance to speak on the MP rezoning request located at 1201 S Byers.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-266
Planning & Zoning Commission recommends approving Case 011-25 (7 in Favor, 0 Opposed)

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