CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-266 – Rezone R-1 to R-2

MEETING DATE:
May 2, 2022

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 027-22: 1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.

BACKGROUND:
The future land use map does indicate future low-density commercial, and R-2 zoning is appropriate to coincide with that designation. Uses in R-2 include single-family residential and two-family residential, both of which maintain characteristics of low-density residential uses. This area is not only a mix of residential zoning and uses, but also some commercial and industrial uses as well. The rezoning of this property to R-2 would continue that mix already existing in the urban fabric of this area of 10th and 11th streets.

PLANNING & ZONING COMMISSION TESTIMONY:
The applicant Mr. Jim Ames was not present. His representative was not present.

Mr. Stanton stated that Mr. Ames is a Florida resident. The request is to rezone this property from R-1 to R-2, which is two-family residential. There is R-2 property surrounding the property along with R-3 property to the southwest. This is a mixed area, along with manufacturing areas.

PUBLIC COMMENT: None.

RECOMMENDATIONS:
Staff recommends approval for Case 027-22.
Planning & Zoning Commission recommends Tabling Case 027-22 (7 Favor, 0 Nays)

ATTACHMENTS
CB 2022-266, Staff Planning Report, P&Z Commission Minutes