CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-263 – Rezoning

MEETING DATE:
May 6, 2024

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 013-24: 1401 E 33rd St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) – Lynn Joines

BACKGROUND:
The applicant would like to purchase the property from the owner, remove the mobile homes, and build apartments. Mobile homes are not permitted on a property of this size under the current code. The existing mobile home park is a legally non-conforming use. The proposed changes to the property bring it into conformity with our development policies.

The request is consistent with existing patterns of development. There will be no negative impact on the surrounding properties. The plans are to remove the existing mobile homes, which is currently a legally non-conforming use, and build apartments. This change will make the property more compatible with the surrounding properties. The Future Land Use Map identifies the property as Future High-Density Residential. The Request is consistent with the policies of the Comprehensive Plan. R-3 is the most compatible use for this Future Land Use designation.

The size of the property, the existing land use, and the Future Land Use Map all conflict with the current zoning of the property. R-1 is not the most appropriate zoning district for this parcel.

PLANNING & ZONING COMMISSION TESTIMONY:
Jason Wike spoke on behalf of the property owner. The address at 1401 E. 33rd St. is presently a 16-unit mobile home park that also has a quad plex on it. They are in the process of purchasing it and they would like for it to go from a R-1 to a R-3 multi-family because it is multi-family and there is multi-family all around it. The property is also located one block off 32nd street so there is plenty of traffic.

Mr. Landis asked how many units were planned. Mr. Wike responded that the goal was to remove the mobile homes and construct an apartment complex, either two 8-plex's or a 28-unit building, but that everything would depend on density.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-263
Planning & Zoning Commission recommends Approval for Case 013-24 (5 in Favor, 0 Opposed, 2 Absent)

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