CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
016-25 – Rezoning

MEETING DATE:
June 2, 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 016-25: 1148 S Pennsylvania Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential) – Roy Shelvey

BACKGROUND:

The owner must rezone this property to close on a sale of the home. The use is legally non-conforming, and rezoning to R-3 will allow the use by right. R-3 is the highest and best use for this neighborhood, which currently includes a mix of residential housing types and neighborhood commercial uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Roy Shelvey of 2233 Benjamin Drive, Carthage, Missouri stated the request to rezone is due to wanting to sell the home. Mr. Shelvey stated that when he went to sell the home, he could not due to the home being zoned M-2 (Heavy Industrial). Mr. Shelvey stated that this zoning was missed when he bought the home since he used cash instead of a loan. Mr. Shelvey stated that the way the home is zoned, the bank would not provide the client with a loan because if there was more than 51 percent damage, the home would not be able to be rebuilt.
Ms. Phillips asked the applicant why he requested the zoning of R-3 (Multi-Family Residential).
Mr. Bellairs stated that the R-3 (Multi-Family Residential) request is due to the existing character of the neighborhood, which is not primarily a single-family residential area, due to the mixed housing types in the neighborhood. Mr. Bellairs stated that R-1 imposes more restrictive development regulations on adjacent properties, which could be considered a takings.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-270
Planning & Zoning Commission recommends approving Case 016-25 (5 in Favor, 0 Opposed, 2 Absent)

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