CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-266 – Rezoning

MEETING DATE:
June 3, 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 021-24: 302 S McKinley Ave – Rezoning – A request to rezone from M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – SCJ Construction

BACKGROUND:
The applicant, SCJ Construction, would like to build a second single-family home on the property. Currently, there are 2 lots that front 3rd St, but the existing house was constructed fronting McKinley. They would like to replat these lots to face McKinley, so that they may build a second single-family home. The existing house is legally non-conforming. They need to remove the lot from heavy industrial zoning before the applicant/owner can build. The existing density of the lots are 6000 square feet. They are allowed in the existing R-1 neighborhood because they were already platted. To plat new lots at the same density, the lots need to be zoned R-2.

This neighborhood is a mix of R-1 and R-2 zoning districts. There is some R-2 in the block NW of this site. The single-family homes that are here are 50-foot-wide lots. R-2 is consistent with the lots that are zoned R-1, in terms of density. The neighborhood is all low-density residential. Industrial uses are not compatible with the surrounding area. The Joplin Development Code identifies R-2 as a compatible district with low-density residential.

PLANNING & ZONING COMMISSION TESTIMONY:
Tyler Bellairs informed the Commission that the applicant would not be present tonight. Mr. Bellairs stated there was an issue with how the legal was advertised in the Joplin Globe. He explained that the Ordinance must be written using the legal description that was advertised in the paper. Since this was not accurately described, the City would need to readvertise the case for the next month's Commission meeting. Mr. Kimble asked if the applicant would need to reapply. Mr. Bellairs explained that they would not, that we would just recycle the application materials and

case number, and that the applicant would not be required to provide any additional information. Mr. Bellairs stated that staff recommends the Commission strike this case from the agenda.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends striking Council Bill 2024-266
Planning & Zoning Commission recommends striking Case 021-24 (5 in Favor, 0 Opposed, 1 Absent)

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