CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-269 – 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 016-24: 3105 S Wisconsin Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Steve Williams Trust

BACKGROUND:
The owner, Steve Williams Trust, would like to develop and indoor pickleball court for senior residents at this location. The first step is requesting to rezone so that the low intensive recreation and entertainment use is permitted.

While the Future Land Use Map identifies the property as low-density residential, site conditions make the proposed change in zoning compatible with the Comprehensive Plan. The property is now vacant and collects much of the traffic from 32nd Street. The commercial uses to the South are existing and were not developed to the City's current standards. These designs standards stress integration into residential neighborhoods, through site design aspects like landscaping, building design and materials, and buffering conflicting uses.

The change in use will mean that any new development of the property will have to follow the new zoning code. The building, site, landscaping and conflicting uses will be required to be designed in a manner that provides a better transition between the conflicting uses than what is there now. There is also C-1 zoned property directly across the street (Wisconsin) from this site. This makes the request compatible with the surrounding pattern of development.

The existing commercial uses South of this location do not integrate well with low-density residential. Being as close as it is to 32nd Street, it is not the ideal location for a new single-family home. C-1 can be used to allow for a mix of housing types, and low intensive commercial activity.

PLANNING & ZONING COMMISSION TESTIMONY:
Steve Williams and Sally Robinson represented the case. They stated the house has already been demolished. Commission asked about the future use. Ms. Robinson stated they would like to build a 4-court indoor, 24-7 pickleball court.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-269
Planning & Zoning Commission recommends Approval Case 016-24 (5 in Favor, 0 Opposed, 1 Absent)

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