CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-270 – 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 015-24: SW Corner of W Adobe Ln and S Country Club Dr – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) – RBC Holdings

BACKGROUND:
The applicant, RBC Holdings, wants to annex into the City limits of Joplin in order to develop multi-family housing utilizing City sewer. In order to do this, RBC must rezone the property, as annexed land is automatically incorporated as single-family.

The zoning district change will not negatively impact the surrounding area. The multi-family housing that was developed outside of the City limits (south of this site) was not built to any codes. By annexing and rezoning, the subject property will be a compatible use with the existing density patterns, while also being subject to City requirements. This will make it a far better multi-family housing project (in terms of density and site design, fire safety, building safety, and engineering's site specifications) than what is existing.

The Future Land Use Map does not identify this land as a planned future use. Existing uses makes this area moderate density residential. According to the Joplin Development Code and Comprehensive Plan, moderate density residential should be made up of R-1, R-2, R-3 and R-4 Districts. The plan stresses that these areas should be developed to connect to Planned Corridors and more walkable community centers. Due to the proximity connectivity to 32nd Street, this meets the intent of the Comprehensive Plan. Multi-family neighborhoods are ideal in residential areas where they can serve as a bridge to commercial centers.

PLANNING & ZONING COMMISSION TESTIMONY:
There was no representative for this case. Tyler Bellairs informed the Commissioners that the applicant had requested to withdraw the application. Mr. Bellairs told the Commission that they were still required to hold a public hearing, as it was advertised. Mr. Bellairs stated that since the applicant had withdrawn this case and the annexation request, staff is changing its recommendation for approval to a recommendation to strike this case from the agenda.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends striking Council Bill 2024-270
Planning & Zoning Commission recommends striking Case 015-24 (5 in Favor, 0 Opposed, 1 Absent)

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