CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-265 – 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 020-24: SW of the intersection of S McCoy Ave and W 23rd St – Rezoning – A request to rezone from District R-1 (Single-Family Residential to District R-2 (Two-Family Residential) – Joel Standeford

BACKGROUND:
Joel Standeford would like to build four duplexes at this location. He is requesting and R-2 zoning district to permit the proposed development.

With existing multi-family housing North and South of this land, duplexes or apartments are the highest and best use of the property. The single-family housing that is existing on this block is isolated and does not integrate well with the surrounding uses.

The Future Land Use Map identifies this neighborhood as High Density Residential. The requested zoning district is compatible. The surrounding pattern of development is more intensive, being R-3. High Density Residential neighborhoods are designated for a variety of housing types, which can include single-family housing, duplexes, and apartments.

PLANNING & ZONING COMMISSION TESTIMONY:
Joel Standeford, the owner, represented the case. He explained to the Commission that he would like to construct four duplexes at this location. Commissioner Landis asked if the duplexes would front each other or the street. Mr. Standeford replied that the duplexes would face each other, which would be accessed off a single driveway from 23rd Street.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-265
Planning & Zoning Commission recommends Approval Case 020-24 (5 in Favor, 0 Opposed, 1 Absent)

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