CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-273 – Rezoning

MEETING DATE:
July 1, 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. These lot sizes are buildable 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, with leftover Industrial. 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 existing 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:
Jonathan Tasset stated he represented the ownership group, SCJ Construction. They proposed to take this property and divide it into two parcels so they could build a second small home next to it keeping with the character of the neighborhood. There is a lot of high-density zoning already there and currently it is zoned M2. That is not appropriate for the house already on the lot. There is an existing home on the lot. It is on one side and what they want to do is subdivide that to do another home. They have plans for that. It would be in keeping with the latest zoning codes for walkable

neighborhoods. They would like to rezone it to an R-2 district which has denser requirements for homes in keeping with the rest of the homes in the neighborhood. Mr. Landis asked if the new home would be a single-family residence. Mr. Tasset stated it would.

Mr. Bellairs stated for the record there was one petition of protest submitted for this case to rezone. The protest occurrence is 9.96%. It is below the 30% minimum to deny the case.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2024-273
Planning & Zoning Commission recommends approving Case 021-24 (4 in Favor, 0 Opposed, 2 Absent)

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