CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-273 – Zoning District Change

MEETING DATE:
July 3, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 026-23: 801, 803, 805, W 1st St., and 104 N Jackson Ave – Rezoning - A request to rezone from District R-2 (Two-Family Residential) to District R-3 (Apartment House) – Shaun Grindle, Cleveland Apartments, LLC

BACKGROUND:
The owner of the property seeks to restore the Cleveland Apartments. Staff and the owner's team have held a predevelopment meeting over the proposed project, and the City required the owner rezone to match the use.

The property is currently only zoned for Two-Family Residential. The existing apartments were present on the property before the zoning code was updated and the R-2 zoning was added to the neighborhood. For these apartments to operate again, the property is required to obtain an Apartment House zoning.

While the Future Land Use Map indicates that the neighborhood is Low-Density Residential, the proposed use is consistent with the elements and goals of the Comprehensive Plan. The proposed restoration will offer more alternative housing options, particularly in a low-moderate income neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jeff Neal explained what they were doing on the property and answered the Commissioners' questions. He stated to make the project cost-efficient, they are adding 6 units to the basement. He also explained they planned on turning the house into a duplex.

PUBLIC COMMENT;
There was no public comment in favor or opposition of the rezoning.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-273
Planning & Zoning Commission recommends approval of Case 026-23 (7 in Favor, 0 Opposed)

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