CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-274 – 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 028-23: 3220 Belle Center Rd – Rezoning – A request to rezone from District C-3 (Commercial) to District R-2 (Two-Family Residential) – Terry and Meghan Young

BACKGROUND:
The owner seeks to build a total of two single-family homes on the property, matching the existing character of the neighborhood. While there are industrially zoned properties in the neighborhood, these properties are undeveloped and single-family homes are developing in the neighborhood, transitioning the planned future use to a low-density residential neighborhood. The owner has split the property and is seeking to leave the northern tract as C-3.

The Future Land Use Map indicates this area as future Industrial, however, adjacent properties in the County outside of Joplin City Limits must also be considered when determining the suitability of potential zoning. The surrounding properties to the West and Northwest consist of parcels with more than one single-family home. By looking at the current zoning map, Single-family Residential developments have started to come about in the neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Young stated that they are building a residence on the property and are requesting the R-2 zoning District for their children to potentially build another home later. Mr. Rosenberg asked if this was spot zoning. Mr. Bellairs stated no. Staff must take into consideration the surrounding area, and there are several parcels to the West and Northwest that consist of multiple single-family homes. Ms. Phillips asked about driveways. Mr. Bellairs stated that access must meet the required separation between corners and other driveways.

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

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-274
Planning & Zoning Commission recommends approval of Case 028-23 (7 in Favor, 0 Opposed)

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