CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-279 – 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 034-23: 2601 S Jackson – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-O (Commercial Office) - ARWEP

BACKGROUND:
The owner of the property wants to develop a duplex. Duplexes are permitted under the C-O Zoning District. The lot is not the most suitable place for a single-family home on a busy arterial street. The C-O Zoning District is compatible with the existing neighborhood and is better suited for this property.

Due to the location along, W 26th St, an arterial street, the property would be better suited under the proposed zoning. As can be seen along W 26th St, directly East and West of this property, these properties have developed into low-intensity commercial zoning, primarily commercial office with some neighborhood commercial properties as well.

The zoning will not detrimentally affect any of the nearby properties. As stated, commercial properties currently create a barrier between 26th St and the Single-Family Residences just South of 26th St.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. John Motazedi spoke in favor of the rezoning. He stated their intent was to build a duplex. There were no questions from the Commission.

PUBLIC COMMENT;
There was no public comment in favor of the rezoning. Ms. Deborah Park, spoke in opposition, stating that the owners of nearby duplexes promised to put up fences and complete upscale rock work, but they did not, and it was not enforced.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-279
Planning & Zoning Commission recommends the approval of Case 034-23 (6 in Favor, 1 Opposed)

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