CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-282 – 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 037-23: Property South of 908 E 7th St, on S Indiana Ave – Rezoning – A request to rezone from District C-3 (Commercial) to District R-3 (Apartment House) – Mason Williams

BACKGROUND:
The owner is requesting to rezone the property to R-3 so that he may construct a Single-Family Home on the lot, consistent with the surrounding area. The developer has done several of the houses in the area.

The Future Land Use Map depicts the property as future Retail Commercial. The proposed zoning is consistent with the development policies of the Comprehensive Plan. The Retail-Commercial District is designed to develop more walkable neighborhoods with a mix of housing types.

The zoning will not detrimentally affect any of the nearby properties. Most of the block is currently zoned R-3, with Single-Family Homes.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Mason Williams stated that he was the general contractor for this request. The intent was to build two single-family homes, one on each of the lots. There were no questions from the Commission.

PUBLIC COMMENT;
There was no public comment in favor or opposition of this request.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-282
Planning & Zoning Commission recommends the approval of Case 037-23 (7 in Favor, 0 Opposed)

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