CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-269 - Rezone to District R-2 (Two-family Residential)

MEETING DATE:
August 3, 2020

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 029-20: 2701 S. Virginia Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) property located at 2701 S. Virginia Ave. – Joe Moore

BACKGROUND:
This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-dense neighborhood, while providing the residential uses at the edges of commercial corridors as called for in the comprehensive plan.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main St., Joplin MO. Mr. Moore was unable to attend today. He is the Chief of Police in Lamar and he had an emergency in his town that he had to deal with today. Mr. Stanton stated that he will be presenting his case today. It is like the previous case. Rezoning from R-1 to R-2 for two-family residential development. He is only proposing one building of two units. It will face 27th Street. There is a small portion of right of way to the east of this which is unpaved, unfinished Virginia Avenue. He will potentially use that for his driveway. Still in the early stages of the development. He does meet all the requirements.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 029-20, 7 in favor, 0 Nays.
Staff Recommends approval.

ATTACHMENTS
CB 2020-269, Staff Planning Report, P&Z Commission Minutes