CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-274 – Rezoning

MEETING DATE:
August 4, 2025

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:

Not applicable for this item.

SUMMARY REQUEST:

Case 021-25: 912 S Sergeant – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential) – Compass West, LLC

BACKGROUND:

The owner wishes to build either a two-unit home duplex or a single-family home on the lot. There used to be a home in this location, but it was legally non-conforming. In order for the property owner to rebuild, they need to secure the proper zoning. Due to the smaller lot size, this being an established neighborhood, and the surrounding zoning districts, staff recommend that R-3 is the highest and best use for the subject property.

The Planning and Zoning Commission recommended that the zoning be changed to R-2. City staff does not recommend this, as the Joplin Development Code requires the minimum lot size for an R-2 zoning district to be 7,800 square feet, which this lot does not meet. Rezoning to R-2 will create a substandard lot and will not allow the applicant to construct his proposed use (two-unit home duplex). R-3 is a higher density zoning that permits single-family homes and homes with multiple units built to the same scale and form as the surrounding neighborhood. The difference between a two-unit home duplex and a suburban duplex is that a two-unit home still looks like a single home from the outside, while a suburban duplex looks like two separate homes that share a common wall. This is one of the changes the City adopted when we went to a form-based code (which puts a heavier emphasis on compatible building design based on contexts), in contrast to our previous code, which followed the Euclidian system.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Sam Hickey represented the case, and stated he wished to build a duplex on the property but needed to correct the zoning. Dr. Rosenberg asked why the request was for an R-3 District instead of an R-2, and Mr. Bellairs stated that R-3 is the compatible district with the surrounding neighborhood but that the commission can make the recommendation to change it. Ms. Phillips asked if they would be using the alley for garage access and Mr. Hickey confirmed that they were. Mr. Bellairs stated that this project will be subject to the Appendix C, Walkable Neighborhood Design Guidelines.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-274
Planning & Zoning Commission recommends amending to R-2 and approving Case 021-25 (7 in Favor, 0 Opposed, 0 Absent)

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