CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-278 – Rezone R-1 to R-2.

MEETING DATE:
September 7, 2021

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 037-21: 2521 S. Connor Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – David McCartney

BACKGROUND:
The change to R-2 will not detrimentally affect nearby property. R-2 uses are still able to maintain the character of low-density residential. Additionally, some nearby property, both directly abutting and in the general vicinity along the 26th St. corridor are presently zoned R-2 or C-O.

PLANNING & ZONING COMMISSION TESTIMONY:
David McCartney, 720 Glenview Place, Joplin, MO. He stated that he is no longer the owner but is speaking on behalf of the new owner. Basically, asking for an extension of the R-2 which is currently enforced in the adjoining plats. There are two properties, 2515 and 2519 S. Connor and combining them with this corner lot would be the appropriate square footage for duplexes.

Mr. Eastman asked he was just rezoning the corner lot?

Mr. McCartney stated that was correct. The other two lots are zoned R-2.

PUBLIC COMMENT;
Charles Steele, 2501 S. Connor, Joplin, MO. He is concerned about the sidewalk on 26th Street. We see a lot of foot traffic that can't go from Jackson to Bird, east/west, they go through the yards, or they go on the street, which is very dangerous. The other question I would have is where would the entrance be?

Mr. Stanton stated that since 26th Street is a collector we would not permit driveways to be off that street. It would have to be off Connor. As far as the sidewalks, the builder would be required to build sidewalks on their portion of the right-of-way with the building permit. The sidewalks will not extend the whole length, but this section would have sidewalks.

RECOMMENDATIONS:
Staff recommends approval for Case 040-21.
Planning & Zoning Commission recommends approval for Case 040-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
CB 2021-278, Staff Planning Report, P&Z Commission Minutes