CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-284 – Rezone R-1 to R-2.

MEETING DATE:
October 4, 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 050-21: 3329 S. Jackson 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 – Thomas and Susan Coy

BACKGROUND:
The change in zoning will not be detrimental to nearby property. The lot size is significantly larger than the minimum size required for a duplex. There is adequate space for a driveway to be located some distance from the intersection. The R-2 zoning also provides a step down in intensity from the C-O districts and medical uses to the West and the R-1 Districts to the East.

PLANNING & ZONING COMMISSION TESTIMONY:
Josh Anderson, Hunter and Millard Architects, 1501 S Main St., Joplin, MO. This is the continuance of the Jackson Hills Development; this is just the lot where the duplex is going. Requesting to be removed from R-1 and included in R-2. The PD didn't have to be included in the rezoning. This lot is across from the Ronald McDonald House. The house that was there was demolished, the new duplex architecture will go along with the new rental places across the street and surrounding area. Lots of landscaping.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 050-21.
Planning & Zoning Commission recommends approval for Case 050-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-284, Staff Planning Report, P&Z Commission Minutes