CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-287 – Rezoning Request

MEETING DATE:
November 6, 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 044-23: 1802 S Connecticut Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Marsha Spiares

BACKGROUND:
The owner of this property is wanting to develop duplexes with access off 18th St, like the duplexes north of them. The minimum square footage for suburban duplexes is 7800 square feet, so the owner can fit at least three (3) on the subject property. The proposed zoning and use are compatible with the existing neighborhood.

Due to several characteristics of the location, like being on Connecticut Ave, an Arterial St, and being in a neighborhood already zoned and used for two-family residential, as well as being located across the street from a civic/institutional use (library), this property is best utilized as two-family residential.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Eastman represented the case for the owner. He stated that they wished to develop three duplexes on the subject property. Mr. Kimble asked if he could assume that both driveways would be off of 18th St. Mr. Eastman confirmed this and stated that there had been no protest petitions filed. Mr. Bellairs confirmed Mr. Eastman's statement.

PUBLIC COMMENT;
Mr. Kimble opened the floor to public comments. There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-287
Planning & Zoning Commission recommends approval for Case 044-23 (7 in Favor, 0 Opposed)

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