CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-288 – 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 045-23: 1221 N Brownell Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Anna Chen

BACKGROUND:
The owner of this property is wanting to develop duplexes. There is currently one single-family house on one of the lots. The owner was informed that due to minimum density restrictions, they could develop one duplex fronting Bronell Ave, and two duplexes fronting Florida Ave. The owner was also informed that they did not have a large enough lot to develop a duplex north of the existing single-family dwelling. The owner said that they planned on building a single-family dwelling on the north most lot and leaving the existing single-family dwelling.

The Future Land Use Map identifies the neighborhood as Low-Density Residential. N Florida Ave is an Arterial Street. R-2 is a suitable district for Low-Density Residential and is compatible with the existing neighborhood. Due to the location of the property along N Florida, and R-2 already being present in the neighborhood, this site is compatible with R-2 zoning.

Three houses West there is R-2 property and a duplex. Further West duplexes are spread out throughout the neighborhood. The neighborhood also sits along an Arterial Street. Low-Density Residential Neighborhoods are suitable for a mix of single-family and two-family development.

PLANNING & ZONING COMMISSION TESTIMONY:

Ms. Chen represented her case. Mr. Landis asked if there would be access off Florida or if they would both be accessed from Brownell. Ms. Chen stated that would depend on City requirements. Mr. Bellairs stated that when he consulted Ms. Chen, the plan was to have two duplexes fronting Florida and one Duplex fronting Brownell and leave the existing single-family home.

PUBLIC COMMENT;

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

RECOMMENDATIONS:

Staff recommends approval for Council Bill 2023-288
Planning & Zoning Commission recommends approval for Case 045-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map