**CITY OF JOPLIN**
**COUNCIL AGENDA ITEM**

**ITEM:**
CB 2024-284 – Rezoning

**MEETING DATE:**
November 4, 2024

**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 030-24: 2517 E 20th St – Rezoning – A request to rezone from R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned Development) – Rapha House International

**BACKGROUND:**

The applicant, Rapha House International, purchased the church building West of this location in 2023. The church was rezoned in April of 2023.

Now, they seek to purchase the rest of the property, which will include the church office building (2517 E 20th). They wish to rezone this part to be consistent with the rest of their site and permit their use by right.

All of the properties with 20th St frontage on this block are zoned C-1 PD or higher. This request is compatible with the area and will bring this property into conformity with the surrounding area.

This property is identified as future retail commercial in the Comprehensive Plan. This property is also located on the 20th Street Corridor, which is identified as a Multi-Use Residential-Commercial-Office Development. This area is reserved for low and high density residential, retail-commercial, and office/institutional uses.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Brandon Freed spoke on behalf of Rapha House International. Mr. Freed stated the reason for the rezoning request is because they had rezoned the property last year when they purchased half of the property, and they purchased the remaining property recently. Mr. Freed stated that they would like to have the property rezoned to the same as the other half of the property.

**PUBLIC COMMENT;**
None.

**RECOMMENDATIONS**:
Staff recommends approving Council Bill 2024-284
Planning & Zoning Commission recommends approving Case 030-24 (7 in Favor, 0 Opposed, 0 Absent)

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