CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-293 – Rezoning Request

MEETING DATE:
December 4, 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 048-23: Property West of 16th and Picher (Parcel ID Number 19201030005004000) – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Alex Winkleman

BACKGROUND:

The owner is wanting to develop a duplex on this site. The property is currently zoned R-1. The owner will provide off-street parking for the duplexes off the alley. Due to there being no street frontage on the site, the property's only right-of-way frontage is from the alley. The City's Traffic Engineer has reviewed this and determined that access will not be a concern.

The Future Land Use Map indicates this property as Low-Density Residential. R-2 is a compatible zoning district with Low-Density Residential Neighborhoods. The property is in a neighborhood with existing R-2 zoning. The best utility for this property is R-2. The change in zoning will provide this property with the most utility without compromising or detrimentally affecting the neighboring property. The change in zoning will not detrimentally affect nearby property. Duplex development is already permitted in many of the neighboring parcels and lots. There is a storage facility just north of this parcel.

PLANNING & ZONING COMMISSION TESTIMONY:
Alex Winkleman (owner and applicant) represented his case. Dr. Rosenberg asked if Mr. Winkleman planned on using the alley for access. Mr. Winkleman stated he was. Mr. Bellairs said that Public Works reviewed this matter and did not have any issues with the access off of the alley.

PUBLIC COMMENT;
Mr. David Stinnett stated he owned duplexes across the alley. He said it was a high traffic alley and was used as a street. Mr. Stinnet stated that he believed building another duplex on the alley would create too much traffic. Mr. Jackson and Mr. McCullough raised concerns about traffic, fire access, and building addresses. Mr. Bellairs stated that these cases have gone through all of the respective departments and none of these would be a concern. Building, fire, and engineering had no issues with traffic, fire access, and building addresses.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-293
Planning & Zoning Commission recommends approval for Case 048-23 (5 in Favor, 2 Opposed)

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