CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-289 – Zoning District Change

MEETING DATE:
December 5, 2022

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 064-22: Rezoning – 3024 E 9th St – A request to remove from District C-3 (Commercial) and include in District R-2 (Two-Family Residential) for future commercial development – Schuber Mitchel

BACKGROUND:
The change in zoning will not be detrimental to nearby property. R-2 is the best suited zoning for residential use. Zoning the property under R-2 will make this property consistent with the adjacent properties to the East and the South. The rezoning is consistent with the Comprehensive Plan. Given the current low density residential neighborhood, as well as the local classification of 9th St., this request to rezone to R-2 along the E. 9th St. Collector is appropriate for residential. Furthermore, the rezoning connects this property to the other R-2 properties.

PLANNING & ZONING COMMISSION TESTIMONY:
Terry Mitchell stated Schuber Mitchell purchased property located at 3024 E. 9th Street, Joplin, Missouri. They demolished the dilapidated house that was there and built back a single-family home. They went to sell the property and it was noted that it was under C-3 zoning. Now they possess a house sitting right in the middle of a neighborhood on a C-3 lot that has residents on all four sides of it. He asked Mr. Bolander if it was part of the master plan. Mr. Mitchell stated they are just asking for R-2. Mr. Bolander stated Mr. Mitchell was asking for a re-zoning that is not unusual for this area. Mr. Bolander stated properties to the East and the North are zoned R-2. That allows single family homes and duplexes in some cases. Most are single family homes and that is what Mr. Mitchell has built as well. It is in compliance with our policies in our comprehensive plan and our future land use map.

PUBLIC COMMENT;
There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-289.
Planning & Zoning Commission recommends approval for Case 064-22 (5 in Favor, 0 Opposed)

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