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

**ITEM:**
CB 2020-278-Rezone to District R-2

**MEETING DATE:**
December 7, 2020

**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.

**SUMMARY REQUEST:**
Case 040-20: 1604 E. Central St. – A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) for future residential development – Schuber Mitchell Homes.

**BACKGROUND:**
The change in zoning to R-2 will not be detrimental to the nearby property. Property that is along the corridor and in the surrounding neighborhood is already largely zoned R-2. A rezoning to R-2 will also decrease the amount of allowed uses currently allowed in C-1 and which tend to be more intense uses than those allowed in R-2.

**PLANNING & ZONING COMMISSION TESTIMONY:**
Harry Mitchell, 532 S Ozark, Joplin, MO, representing Schuber Mitchell Homes. He would like to be approved to build two (2) three (3) bedroom houses on those two (2) lots. Everything around it is zoned residential.

Mr. Eastman wanted to know if they had to do R-2?

Mr. Stanton stated they are single family homes as a proposed use, however, that neighborhood is completely zoned R-2, which was done at the time due to the density of the neighborhood. In order to conform with the existing neighborhood in its zoning, we did recommend an R-2 zoning.

**PUBLIC COMMENT:**
None.

**FUNDING SOURCE:**
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

**RECOMMENDATIONS**:
Planning & Zoning Commission recommends approval (5 in Favor, 1 Absent).
Planning & Zoning Staff recommends approval.

**ATTACHMENTS:**
CB 2020-278, Staff Planning Report, P&Z Commission Minutes