

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019- 263 -Rezone to Apartment House (R-3)

MEETING DATE:

June 3, 2019

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:

Case 015-19: 1506 and 1510 S. Pearl Avenue – A request to rezone from Single-Family Residential (R-1) District to Apartment House (R-3) District for the construction of apartments – God’s Resort

BACKGROUND:

The applicant (God’s Resort) has made a significant investment into this neighborhood over the years. This neighborhood was once known for high crime rates and deteriorated housing. But, that trend has changed, and the neighborhood has seen an improvement in the crime rates and the preservation of property values. God’s Resort currently owns 30 homes/apartments and a community center that serves the whole neighborhood. Even though single-family property values can sometimes be negatively impacted by adjacent higher density residential developments, the opposite can occur in deteriorating residential neighborhoods as we have already seen in this neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Jay Sinclair, representing God’s Resort located 1501 S. Pearl, Joplin, MO. God’s Resort is a transitional housing ministry in the heart of Joplin. We have improved the area and now have 30 homes and apartments that we use as a tool to help people who are relationally and economically stuck. We have built a wonderful community in that neighborhood and in the process change the face of the neighborhood. Mr. Eastman asked if there was a floor plan? Mr. Sinclair stated that we have built two (2) five plexus and we propose to build the same floor plan which has been approved by the City in the past. Mr. Eastman asked if they were two story or just one story? Mr. Sinclair stated that they are single story buildings. The front apartment is a two-bedroom home and the four apartments behind it are one-bedroom homes. The rent is considerably lower which is to help with the transition and a stability plan has to be made.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approval (7 in Favor, 0 Nays).
Staff recommends approval of Case 015-19.

ATTACHMENTS

CB 2019- 263, Staff Planning Report, P&Z Commission Minutes