

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019-284-Rezone to Apartment House District (R-3)

MEETING DATE:

May 18, 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 040-19: 3110 E 13th St. - A request to remove from District M-2-PD (Heavy Industrial District Planned Development) and include in District R-3 (Apartment House District) for the purpose of future residential development – Phong Nguyen

BACKGROUND:

UPDATE: This case was originally tabled due to a property line dispute. We have been provided additional documentation resolving this to be able to move forward with this case.

This property was formerly a single-family residence which burned down within the last two years. In that time, the property has not been well-maintained and has sat vacant.

While the property itself as an isolated parcel is suitable for industrial development, when taking the neighboring land uses into account, the parcel is no longer suitable for industrial development. The applicant's request to rezone to a R-3 Apartment House District zone is not inappropriate for this property considering it is the intent of the developers to develop their site with dense multi-family units.

PLANNING & ZONING COMMISSION TESTIMONY:

Phong Nguyen, 2216 Pennsylvania, Joplin, MO. He is the owner of the property and would like the rezoning for multi-family. The neighbor across the street is zoned R-3.

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 for Case 040-19, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS

CB 2019-284, Staff Planning Report, P&Z Commission Minutes