

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-257-Rezone to District R-1

MEETING DATE:

February 1, 2021

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 006-21: 4330 & 4400 Swede Ln. - A request to remove from District M-1-PD (Restricted Industrial Planned Development) and include in District R-1 (Single-family Residential) for future residential development – Alan Bemo.

BACKGROUND:

The change in zoning to R-1 will not be detrimental to nearby property. The R-1 district is the most protected districted with the fewest allowable uses. Rezoning to a district that allows for much less intense developments will not have a detrimental affect on nearby property.

PLANNING & ZONING COMMISSION TESTIMONY:

Alan Bemo, 4409 Swede Ln., Joplin, MO. Mr. Bemo stated there is a residence there on the property, which is a rental and a family is living there. There is the old Joplin Humane Society building. Demolition of the two (2) kennels, which is attached to the front and the back has been done. Now it is the main office building. He wants to renovate that building into a residential home. Facing the street Swede Ln., eventually he will build residential homes

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2020-21budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends approval for case 006-21.

Planning & Zoning Commission recommends approval for Case 006-21 (7 Favor, 0 Nays).

ATTACHMENTS

CB 2021-257, Staff Planning Report, P&Z Commission Minutes