

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-250 – Rezone R-1 to R-2.

MEETING DATE:

February 7, 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.

SUMMARY REQUEST:

Case 001-22: Northwest Corner of N. Oliver Ave. and W. A. St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – 210 Rentals LLC.

BACKGROUND:

This request to rezone to R-2 is for future duplex development. At its size of approximately 0.8 acres, the property can hold only 4 duplexes. No buffer is required between R-2 and R-1 zoning districts, through duplexes do maintain low-density characteristics.

PLANNING & ZONING COMMISSION TESTIMONY:

Carolyn Corle, 2009 Stevens Blvd., Joplin, MO, 210 Rentals LLC. 201 Rentals owns the property on the east side of Oliver St., with two duplexes. Bought the property on the west side and would like to build four duplexes there.

Mr. Kimble wanted to know about the driveways? Will there be two on Oliver St. and two on A. Street? Do you know how that will be set up yet?

Carolyn stated that she did not know.

PUBLIC COMMENT; None.

RECOMMENDATIONS:

Staff recommends approval for Case 001-22.

Planning & Zoning Commission recommends approval for Case 001-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS

CB 2022-250, Staff Planning Report, P&Z Commission Minutes