

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2022-256 – Rezone R-1 to R-2

MEETING DATE:

March 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 013-22: 2636 & 2642 E. 4th 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. – Juston Mitchell

BACKGROUND:

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low- density residential, R-2 zoning is appropriate to coincide with that designation. R-2 zoning permits single-family and two-family residential, both of which display characteristics of low-density residential uses. This request to rezone to R-2 is for future duplex development. Nearby property will not be detrimentally affected by this rezoning. 4th St.'s collector status is an appropriate context for R-2 zoning. Existing duplex and multi-family developments along this portion of 4th St. are indicative of the appropriateness of this zoning and use.

PLANNING & ZONING COMMISSION TESTIMONY:

Ryan Flanagan, 6 Emerald Way, Joplin, MO, requesting a zoning change for those two parcels, it is in compliance and there are R-2 zoning in the area.

PUBLIC COMMENT: None.

RECOMMENDATIONS:

Staff recommends approval for Case 013-22.

Planning & Zoning Commission recommends approval for Case 013-22 (5 Favor, 0 Nays, 1 Absent, 1 Abstain)

ATTACHMENTS

CB 2022-256, Staff Planning Report, P&Z Commission Minutes