

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2022-274 – New Zoning Code

**MEETING DATE:**

July 18, 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

**FUNDING SOURCE:**

These payments are included in the FY2021-22 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 043-22: Zoning Text Amendment: A request from the City of Joplin to review a proposed new zoning code to the City of Joplin, including subdivision regulations, procedures, historic preservation standards, floodplain regulations, wireless communication facilities siting, zoning map, and development standards.

**BACKGROUND:**

The Zoning Code of the City of Joplin was last significantly updated in 2004.

At its most basic function, a zoning code regulates the development of private property. In doing so, the code fulfills the purpose of promoting the public health, safety, quality of life, and general welfare. This is achieved using various regulatory tools like zoning districts – which segregate different types of land uses – building setbacks, area regulations like density, height, and width restrictions, and allowable materials, to name a few.

The code that is proposed as part of this case is a mix of both the fundamental division of land uses and a form-based code. The goal is to provide a regulatory framework that elevates the use and design of land, and also optimizes the processes that staff, the Planning and Zoning Commission, and the City Council use to make decisions.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Chris Brewster, the consultant working with the City on this project, presented the code to the Commission. The Commission followed the presentation with additional questions and requests for clarification. These can be found in the minutes of the Planning & Zoning Commission accompanying this Council Bill.

**PUBLIC COMMENT:**

None.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2022-274 with an amendment to require Special Use Permits to be taken for approval before the City Council.

Planning & Zoning Commission recommends approval for Case 043-22 with an amendment to require Special Use Permits to be taken for approval before the City Council. (5 in Favor, 0 Opposed, 2 Absent.)

**ATTACHMENTS**

- Staff Planning Report
- P&Z Commission Minutes
- Proposed Code