

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-259 - Rezone to R-2 (Two-Family Residential)

MEETING DATE:

June 1, 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 015-20: Approximately 140' North and 60' West of the intersection 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 the purpose of future residential development. – 210 Rentals
LLC

BACKGROUND:

The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district
is low-density and very restrictive in the types of uses allowed in the district, so it is appropriate for
this area. There are nearby lots zoned R-2 as well, so the neighborhood area does already have this
zone.

PLANNING & ZONING COMMISSION TESTIMONY:

Carrol Corley, 2009 Stephens Blvd, Joplin, MO, representing 210 Rentals LLC. They are asking for this
property to be rezoned to R-2, Two-Family Residential for the purpose of building duplexes.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approval for Case 015-20, 7 in favor, 0 Nays.
Staff recommends approval of Case 015-20

ATTACHMENTS

CB 2020-259, Staff Planning Report, P&Z Commission Minutes