

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-254-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 003-21: Approximately 375' West of the intersection of W. 23<sup>rd</sup> St. and S. Walnut Ave. – A request to remove from District R-2 (Two-family Residential) and include in District R-1 (Single-family Residential) for future residential development – Dale Mitchell.

**BACKGROUND:**

The current zoning of R-2 is somewhat suitable in this area. This property is on the edge of an industrial area and residential neighborhood. It would not be completely inappropriate for R-2 uses to locate on this property, however, the uses would be along an extended W. 23<sup>rd</sup> St. that has single-family homes to the east and west.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Dale Mitchell, 2222 W22<sup>nd</sup> Street, Joplin, MO. Mr. Mitchell stated that this is the second half, the housing side of the request. He is requesting going from R-2 to R-1 because it gives the neighborhood a sense of security. It will not be duplex, it will be residential house, a little upscale. It will all fit in.

Mr. Kimble mentions that when he looks at the R-1 lots to the west and then the R-2 lots to the east, it looks like the R-1 lots are bigger than the R-2 lots. What size will the lots be?

Mr. Mitchell stated the main reason of the discrepancy on the east that is where the water is going to be carried along with some ditching work, easement work and downsized those lots because of the work needing to be done, but they are still good lots for a comfortable size house.

**PUBLIC COMMENT:**

David Fryer, 2309 Walnut Ave, Joplin, MO. If 23<sup>rd</sup> Street is continued on, would the water situation be taken care of and addressed through stormwater?

Mr. Stanton stated that in the review process when it comes

**FUNDING SOURCE:**

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

**RECOMMENDATIONS:**

Staff recommends approval for Case 003-21.

Planning & Zoning Commission recommends approval for Case 003-21(7 Favor, 0 Nays).

**ATTACHMENTS**

CB 2021-254, Staff Planning Report, P&Z Commission Minutes