

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021- 260 – Rezone to District R-1

MEETING DATE:

March 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 009-21: 4307 Swede Ln. - A request to remove from District M-1-PD (Restricted Industrial Planned Development) and include in District R-1 (Single-family Residential) for future residential development – Alan Bemo.

BACKGROUND:

The request is consistent with the comprehensive plan. The future land use map does show this property to be future low-density residential. The current zoning of M-1-PD is not suitable in this area. At one time the plan was for this area to develop with industrial uses, given its proximity to the airport. However, pressure for residential development led to single-family zoning and uses occupying this area. Industrial uses are still in this area, however they are to be located to the North of Logan Dr.

PLANNING & ZONING COMMISSION TESTIMONY:

Alan Bemo, 4409 Swede Ln., Joplin, MO., which is next door to the property that I am wanting rezoned. The reason is my daughter would like to acquire that property and build a house. It is a nice residential area for children and not a lot of traffic.

Mr. Ramsour asked at this point if it will be just a single dwelling.

Mr. Bemo stated that was correct. As far as he knows his daughter is not planning on putting other dwellings on the property.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

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

RECOMMENDATIONS:

Planning & Zoning Commission recommends approval, (5 in favor, 2 Absent).

ATTACHMENTS:

CB 2021-260, Staff Planning Report, P&Z Commission Minutes