

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-269-Rezone to District R-1

**MEETING DATE:**

June 7, 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 024-21: 720 S. Minnesota Ave. - A request to remove from District M-2 (Heavy Industrial) and include in District R-1 (Single-family Residential) for future residential development – Ralph Green

**BACKGROUND:**

The change in zoning to R-1 will not be detrimental to nearby property. All abutting, and most nearby property is in the M-2 zoning district, which allows for many more uses that are more intense than single-family residential.

The applicant is requesting a rezoning from M-2 to R-1 which would coincide with the existing use of the property. This is an area in transition, as evidenced by the recently approved rezoning one block south to R-2 for single-family residential uses.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Ralph Green, 720 S. Minnesota Ave., Joplin, MO. Four generations of my family have lived on this property. We are wanting to build a new home for my family to live in. We are unable to continue in the existing house as it is falling apart.

Mr. Eastman asked if the current home will be demolished?

Mr. Green replied, yes when the new home is built.

Ms. Phillips asked if they could develop in the flood plain?

Mr. Stanton stated that yes, they can. The portion of their property that is within the flood plain is very small, and located in the corner, the northwest corner. That portion is actually within the required setback, so no new home could be built in the flood plain.

**PUBLIC COMMENT:**

None.

**FUNDING SOURCE:**

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

**RECOMMENDATIONS:**

Staff recommends approval for Case 024-21.

Planning & Zoning Commission recommends approval for Case 024-21 (6 Favor, 0 Nays)

**ATTACHMENTS**

CB 2021-269, Staff Planning Report, P&Z Commission Minutes