

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-287 – Rezone M-2 to R-3.

MEETING DATE:

November 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 054-21: Approximately 550 feet South of the intersection of S. Rex Ave. and E. 13th St. – A request to remove from District M-2 (Heavy Industrial) and include in District R-3 (Apartment House) for future residential development – Hung Nguyen

BACKGROUND:

The change in zoning will not be detrimental to nearby property. The uses permitted in R-3 are significantly less intense than those permitted in the current M-2 district. Furthermore, the majority of uses within the Joplin city limits along Rex Ave. are high-density residential or commercial.

This request to rezone to R-3 is for future duplex or multi-family development on the site. No buffer is required in this case. Stormwater management would be required with any development due to the size. Proper fire access will also be required, and an extension of fire hydrants may be required per the fire marshal.

PLANNING & ZONING COMMISSION TESTIMONY:

Hung Nguyen, 3411 E 11th Street, Joplin, MO. We own a piece of property behind 15th Street Wal-Mart by the water tower. We were wanting to build some duplexes. Right now, just rezone the property. We will start building next year.

PUBLIC COMMENT:

None.

RECOMMENDATIONS:

Staff recommends approval for Case 054-21.

Planning & Zoning Commission recommends approval for Case 054-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS

CB 2021-287, Staff Planning Report, P&Z Commission Minutes