

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-288 – Rezone R-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 055-21: 3431 E. 10<sup>th</sup> St. – A request to remove from District R-2 (Two-family Residential) and include in District R-3 (Apartment House) for future residential development – Jim Satlak

**BACKGROUND:**

The change in zoning will not be detrimental to nearby property. The uses permitted in R-3 still of residential nature. In addition, a buffer yard will be required where the property directly abuts R-2 districts.

This request to rezone to R-3 is for a future multi-family development within the existing structure, with a possible small addition. The property will exhibit a unit density below that of the property directly to the West despite having a multi-family use.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Keegan Stanton, 602 S. Main Street, Joplin, MO. This is a rezoning case, and this piece of property does have an existing structure. Historically this building was used for a hospice care and assisted living. There are quite a few bedrooms and bathrooms in this building. Mr. Satlak is requesting this zoning for 4 to 7 units for multi-family housing and a small addition to the structure as well

**PUBLIC COMMENT:**

None.

**RECOMMENDATIONS:**

Staff recommends approval for Case 055-21.

Planning & Zoning Commission recommends approval for Case 055-21 (6 Favor, 0 Nays, 1 Absent)

**ATTACHMENTS**

CB 2021-288, Staff Planning Report, P&Z Commission Minutes