

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-252 – Zoning District Change

MEETING DATE:

January 3, 2023

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

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

FUNDING SOURCE:

These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 067-22: Rezoning – 2627 & 2629 S Oliver St – A request to remove from District R-1 (Single-Family Residential) and include in District R-4 (Mixed-Density Neighborhood) for future residential development – Schuber Mitchell Homes

BACKGROUND:

This request is consistent with the Comprehensive Plan. The area is defined as low-density residential on the Future Land Use Map. Typically, R-4 is not an applicable zoning for low-density residential. However, the property is narrow and undevelopable under R-1. With an R-4 zoning, lot size requirements for single-family homes will be met. Schuber Mitchell plans to build single-family residential homes on the property. This matches the current uses of the surrounding R-1 properties and is consistent with the Future Land Use Map.

PLANNING & ZONING COMMISSION TESTIMONY:

Josh, with Anderson Engineering, represented the case. Josh stated that they are requesting the case be tabled in order for them to hold a community meeting.

PUBLIC COMMENT:

Ms. Brenda Nelson spoke in opposition of the case. She stated that her and her neighbors do not want a mixed-density zoning in their area. Terry Mitchell stated they are basically wanting to do single-family homes. Ms. Nelson asked if there were any plans they had to show the residents tonight. Mr. Bolander said no, that is why they are requesting to table for a community meeting.

RECOMMENDATIONS:

Staff recommends tabling Council Bill 2023-252

Planning & Zoning Commission recommends tabling Case 067-22 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map