

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2023-250 – 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 065-22: Rezoning – 2310 W 2<sup>nd</sup> St – A request to remove from District R-1 (Single-Family Residential) and include in District R-2 (Two-Family Residential) for future residential development – KLB Properties

**BACKGROUND:**

The change in zoning will not be detrimental to nearby property. Properties that are directly adjacent in all directions are R-1. However, R-2 would be required to have the same size lots (50' lots) as the adjacent property to develop single family homes. The rezoning is consistent with the Comprehensive Plan.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Baker stated he plans to develop single-family homes, consistent with the rest of the neighborhood. Rezoning would allow him to create smaller lots under R-2. Mr. and Mrs. Replogle debated the ownership of the property. Mr. Bolander stated that ownership was provided. Mr. Rosenberg inquired about the minimum lot size. Mr. Bolander explained that in the new code to get a 50' lot in an area that has not been platted you have to rezone it to R-2. Even if you build a single-family home. Most of those lots in that area are already 50' wide. He is requesting an R-2 zoning district so he can put in single-family homes with 50' lots. If it is not rezoned to R-2 he has every right to develop it under R-1 with new homes as well, but the lots will have to be 65' wide.

**PUBLIC COMMENT:**

Mr. and Mrs. Replogle debated the ownership of the property. They stated they used to own the property and then sold it. Mr. Bolander stated that ownership was provided. They also stated they did not want anyone else coming into the neighborhood that would impact it negatively.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2023-250

Planning & Zoning Commission recommends approval for Case 064-22 (6 in Favor, 0 Opposed, 1 Absent)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map