

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-253 – Zoning District Change

MEETING DATE:

February 6, 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 FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 001-23: Rezoning – Property located approximately 200 feet East of the intersection of S. Maiden Ln. and W. 2nd St, South of W. 2nd St and North of W. 4th St to construct multi-family housing – A request to Rezone from District M-2 (Heavy Industrial) to District R-3 (Apartment House) – Gil Stevens (Representative of the Owner)

BACKGROUND:

This request is consistent with the Comprehensive Plan. The property is shown as industrial on the Future Land Use Map with High Density Residential and Low Density Residential close by. R-3 zoning is appropriate in that context.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Stevens requested to table the case for Planning and Zoning Commission. He was not present at the public hearing. His request happened after the case had been advertised. Planning and Zoning Commission recommended tabling.

PUBLIC COMMENT:

There was no public comment in opposition or in favor.

RECOMMENDATIONS:

Staff recommends approval for Council Bill 2023-253

Planning & Zoning Commission recommends tabling Case 001-23 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map