

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2023-256 – Rezoning

**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 004-23: Street Vacation – 3504 W. 24th St. – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Apartment House) for future town house development – City of Joplin

**BACKGROUND:**

This request is consistent with the Comprehensive Plan. The property is shown as Low-Density Residential on the Future Land Use Map. The developer has expressed interest to develop luxury town homes across from the golf course. Given the presence of the golf course, this is a compatible use.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. McCullough inquired if the playground was to be moved. Mr. Stillman, a minister of the Iron Gates Church, stated they had worked out an agreement to leave the playground. Mr. Powell stated that this will be a good retirement community for people looking to move away from more expensive areas.

**PUBLIC COMMENT:**

Mr. Stillman spoke in favor, hoping it would bring some of the residents to their church. Mr. Zumwalt, who lives at 2404 Highland Ave., was concerned about the traffic increase and the overall safety of the neighborhood. Mr. Kimble asked about traffic and Mr. Bolander replied that the vacation of S Golf Link Rd would actually limit traffic as it would just be a drive to Mr. Powell's development.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2023-256

Planning & Zoning Commission recommends approval for Case 004-23 (5 in Favor, 0 Opposed, 2 Absent)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map