

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-254 – 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 002-23: Rezoning – 1027 & 1029 S. Porter Ave. - A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) to construct single family homes – Travis Ledford

BACKGROUND:

This request is consistent with the Comprehensive Plan. The property is shown as Moderate-Density Residential on the Future Land Use Map with exclusively single-family homes in the area. R-2 is an appropriate zoning in this context. To develop single-family homes R-2 is required to meet the lot size requirements.

PLANNING & ZONING COMMISSION TESTIMONY:

Ms. Steele asked Mr. Ledford if he had already cleared the property. Mr. Ledford stated yes. Mr. Kimble stated he knew the history of the property dated back to warehouses and he asked Mr. Ledford if the soil had been tested. Mr. Bolander stated that is a requirement of Jasper County before issuing a building permit, but they will check with the County.

PUBLIC COMMENT:

There was no public comment in opposition or in favor.

RECOMMENDATIONS:

Staff recommends approval for Council Bill 2023-254

Planning & Zoning Commission recommends approval for Case 002-23 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map