

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2023-263 – Zoning District Change

**MEETING DATE:**

April 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 FY2023 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 013-23: Rezoning – A Request to Rezone from District R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for Property located at the intersection of W 32nd Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr. to construct a new subdivision – Ashok Patel

**BACKGROUND:**

The owner is seeking to annex the property into the City of Joplin. The default zoning is R-1. The applicant is seeking to develop this portion of the annexation as Single-Family Residential homes. They are wanting to create 50' lots, which is why they are rezoning to R-2.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Ms. Phillips was confused as to why the applicant was requesting an R-2 zoning for single-family residential homes. Staff explained it was to meet the 50' lot width requirements.

**PUBLIC COMMENT:**

There was no public comment in opposition or in favor.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2023-263

Planning & Zoning Commission recommends approval of Case 013-23 (6 in Favor, 0 Opposed, 1 abstained)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map